

COUNTY OF SAN DIEGO • DEPARTMENT OF PLANNING AND LAND USE

DATE: June 13, 2008

TO: Planning Commission

SUBJECT: DONAHUE DRIVE; MAJOR SUBDIVISION (7 LOTS); TM 5518RPL¹;
VALLE DE ORO COMMUNITY PLANING AREA (District 2)

SUMMARY:

Overview

The project is a Tentative Map to subdivide a 4.13 acre lot into 7 residential lots. The project site is in an infill location in an existing residential neighborhood in the Valle de Oro Community Planning Area. It is bounded on the north by Hillsdale Road and is bisected by Donahue Drive. The site is subject to the General Plan Regional Category 1.1 Current Urban Development Area (CUDA) and the (3) Residential Land Use Designation, which permits a maximum density of 2 dwelling units per acre. Zoning for the site is RR2 – Rural Residential. The site contains an existing single-family residence that will be retained. Access to six residential lots within the subdivision will be provided by a new public road connecting to Donahue Drive; the remaining lot will access Donahue Drive directly. The project will be served by sewer and imported water from the Otay Water District. The topography of the project site and the adjacent land slopes gently (less than 15% grade) downward from the west to the east. Earthwork consists of 12,700 cubic yards of cut and 6,300 cubic yards of fill.

Recommendation

DEPARTMENT OF PLANNING AND LAND USE

That the Planning Commission adopt the Resolution of Approval for TM5518RPL¹ that makes the appropriate findings (Attachment B).

Fiscal Impact

N/A

Business Impact Statement

N/A

Advisory Board Statement

N/A

Involved Parties

Hanna Maria, LLC

See Ownership Disclosure in Attachment E

SUBJECT: DONAHUE DRIVE; MAJOR SUBDIVISION (7 LOTS); TM 5518RPL¹;
VALLE DE ORO COMMUNITY PLANING AREA (District 2)

BACKGROUND:

The project is a Tentative Map to subdivide a 4.13 acre lot into 7 residential lots. The project site is in an infill location in an existing residential neighborhood in the Valle de Oro Community Planning Area. It is bounded on two sides by Hillsdale Road, a Circulation Element road, and Donahue Drive, a local public road. The site is subject to the General Plan Regional Category 1.1 Current Urban Development Area (CUDA) and the (3) Residential Land Use Designation, which permits a maximum density of 2 dwelling units per acre. Zoning for the site is RR2 – Rural Residential, which requires a minimum lot size of .5 acre.

The site contains an existing single-family residence on the east side of Donahue Drive that will be retained. Disturbed habitat covers the remainder of the site – which is surrounded by residential uses on the north, west, and south and undeveloped land to the east. The topography of the project site and adjacent land slopes gently (less than 15% grade) downward from the west to the east.

Access to six residential lots within the subdivision will be provided by a new public road connecting to Donahue Drive; the remaining lot will access Donahue Drive directly. The project will be served by sewer and imported water from the Otay Water District. Earthwork would consist of 12,700 cubic yards of cut and 6,300 cubic yards of fill. The amount of earthwork required for the project is slightly higher than the amount originally proposed. During the initial planning stages of the project, an adjoining property owner requested that the height of the fill slopes created by Lots 1 and 2 along the southerly property boundary be reduced, together with the fill slope along Donahue Drive. In response, the applicant revised the preliminary grading plan and lowered the pad heights for Lots 1 and 2 which also resulted in approximately 6,400 cubic yards of export.

A Mitigated Negative Declaration (MND) was prepared for the project and was circulated for public review from March 20, 2008 to April 18, 2008. To mitigate for traffic impacts, the project will also pay the Transportation Impact Fee. Noise mitigation measures include a Noise Protection Easement over a portion of Lot 3 and the entire area of Lots 4, 5, 6 and 7. This easement will mitigate both present and anticipated future excess noise levels, caused by traffic on Hillsdale Road, on noise sensitive residential uses. All recommendations or mitigation measures in the acoustical analysis will need to be incorporated into the project design and building plans. In addition to the noise easement, a sound barrier will be constructed along the northern property lines of Lots 4, 5 and 6, with a return along the eastern perimeter of Lot 6.

Public review comments on the MND were received from the Native American Heritage Commission requesting a records search, instructions for an archeological inventory if required, a sacred lands check, review for human remains or unmarked cemeteries, and instructions if development of the property reveals significant cultural resources. The staff archeologist for the County of San Diego acknowledged these comments, but responded that the site was unlikely to contain cultural or other archeological resources and that development of the site would comply with appropriate Health and Safety Codes, Public Resources Codes, and CEQA guidelines. One

SUBJECT: DONAHUE DRIVE; MAJOR SUBDIVISION (7 LOTS); TM 5518RPL¹;
VALLE DE ORO COMMUNITY PLANING AREA (District 2)

additional comment was received from the Sweetwater Authority acknowledging the mitigation measures included in the MND for the benefit of the Authority.

PROJECT ISSUES:

No project issues were identified. For a complete discussion of the project, see the Land Use Analysis, Attachment F.

WAIVERS AND EXCEPTIONS:

County Public Road Standards:

Section 6.1, C.1, and Section 6.7, I.5. Said standards require 200 feet of spacing between driveways along a County maintained road. This waiver permits a reduction in the spacing of the proposed driveway. Donahue Drive is a Local Public Road maintained by the County. There are numerous driveways along Donahue Drive that have less than 200 feet of spacing between them.

ENVIRONMENTAL STATUS:

A Mitigated Negative Declaration was prepared for this project. See Attachment C for the environmental documentation.

PREVIOUS ACTIONS:

N/A

ACTIVITIES UNDERTAKEN WITHOUT APPROPRIATE PERMITS:

N/A

PUBLIC INPUT:

On November 7, 2006, the Valle de Oro Planning Group voted Ayes -10, Noes - 0, Abstained - 0 to recommend approval. See Attachment D for the Planning Group Minutes and a follow-up letter dated January 15, 2008 acknowledging changes incorporated into TM5518RPL¹.

DEPARTMENT REASONS FOR RECOMMENDATION:

1. The project, as proposed, is consistent with the General Plan and the Valle de Oro Community Plan because it proposes residential uses in an area designated for residential use. In addition, the proposed density of 1.7 du/acre conforms to the maximum density of 2 du/acre permitted by the (3) Residential Land Use Designation.
2. The project, as proposed, is consistent with the Zoning Ordinance because the proposed residential use and lot sizes (which range from 0.50 to 0.56 acre) conform to the requirements of the RR2 – Rural Residential zone, which requires a minimum lot size of .5 acre.
3. The Tentative Map as proposed complies with all the required findings of the Subdivision Map Act and County Subdivision Ordinance as described and incorporated in the attached Resolution, Attachment B.

SUBJECT: DONAHUE DRIVE; MAJOR SUBDIVISION (7 LOTS); TM 5518RPL¹;
VALLE DE ORO COMMUNITY PLANING AREA (District 2)

4. The project complies with the California Environmental Quality Act and State and County CEQA Guidelines because the project completed a Mitigated Negative Declaration dated April 30, 2008 and on file with the Department of Planning and Land Use as Environmental Review No. 06-14-046.
5. The site is physically suitable for the residential type of development because this is an in-fill project that conforms to the existing surrounding land uses, the topography of the project site and proposed grading provides appropriately sized residential pads, and the project does not impact sensitive resources.

cc: Hanna Maria, LLC, 1530 Jamacha Road, Suite Z, El Cajon, CA 92019
Kamal Sweis, K&S Engineering, 7801 Mission Center Ct, Ste 100, San Diego CA. 92108
Valle de Oro Community Planning Group
Edwin M. Sinsay, DPW Project Manager, Department of Public Works, M.S. O336
Rosemary Rowan, Planning Manager, Department of Planning and Land Use, M.S. O650
Lisa Robles, Case Closure, Department of Planning and Land Use, M.S. O650
Carl Hebert, Case Tracking System, Department of Planning and Land Use, M.S. O650

ATTACHMENTS:

Attachment A – Planning Documentation
Attachment B – Resolution or Form of Decision Approving TM5518RPL¹
Attachment C – Environmental Documentation
Attachment D – Public Documentation
Attachment E – Ownership Disclosure
Attachment F – Land Use Analysis

CONTACT PERSON:

Rich Quasarano

Name

(858) 694-2982

Phone

(858) 694-2555

Fax

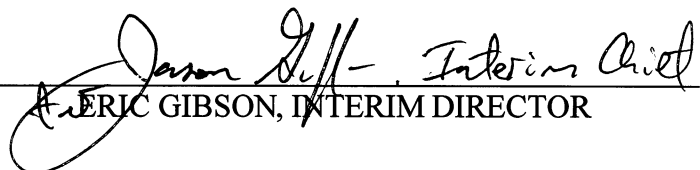
O650

Mail Station

Richard.Quasarano@sdcounty.ca.gov.

E-mail

AUTHORIZED REPRESENTATIVE:


ERIC GIBSON, INTERIM DIRECTOR

Attachment A

Planning Documentation

1 - 6
ADDITIONAL INFORMATION
CASE SHEET

APPLICATION

Meeting Date: June 13, 2008

Type: Tentative Map	Case No. TM 5518 RPL ¹
Owner/Applicant: Hanna Maria, LLC	ENVIRONMENTAL STATUS: MND
Agent: Kamal S. Sweis, RCE, K&S Engineering	
Project Manager: Rich Quasarano	Analyst: Rich Quasarano
Account No. 06-0070042	Log No. 06-14-046

SITE/PROJECT DESCRIPTION

Community: Valle de Oro	Location: Intersection of Hillsdale Rd. and Donahue Dr.	Thomas Bros.: Page 1272, Grid C-3
<p>Project: The project is a Tentative Map to subdivide a 4.13 acre lot into 7 residential lots.</p> <p>Site: The site contains an existing single-family residence that will be retained. Access will be provided by a new public road connecting to Donahue Drive. The project will be served by sewer and imported water. The topography of the project site and adjacent land slopes gently (less than 15% grade) downward from the west to the east. This is an in-fill project that conforms to the existing surrounding land uses.</p>		
SURROUNDING LAND USES & ZONING: <u>South:</u> Residential <u>North:</u> Residential Zoning: RR2	<u>East:</u> Open Space Zoning: RS3	<u>West:</u> Residential Zoning: RR2

PROJECT STATISTICS

Total Area: 4.13 acres	Proposed Density: 1.69 du/ac																								
Lot Size: 0.5 acre minimum	Number of Lots/Units: 7																								
<table border="0"> <tr> <td>DISTRICT</td> <td>NEAREST FACILITY</td> <td>SERVICE LETTER AVAILABILITY</td> </tr> <tr> <td>Sanitation: Otay Water District</td> <td></td> <td>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></td> </tr> <tr> <td>Water: Otay Water District</td> <td></td> <td>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></td> </tr> <tr> <td>Fire: San Miguel Consolidated Fire Protection District</td> <td></td> <td>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></td> </tr> <tr> <td>Elementary School: Cajon Valley Union School District (Vista Grande)</td> <td></td> <td>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></td> </tr> <tr> <td>High School: Grossmont Union High School District (Valhalla)</td> <td></td> <td>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></td> </tr> <tr> <td>Other: N/A</td> <td></td> <td>Yes <input type="checkbox"/> No <input type="checkbox"/></td> </tr> <tr> <td>Sphere of Influence:</td> <td></td> <td></td> </tr> </table>		DISTRICT	NEAREST FACILITY	SERVICE LETTER AVAILABILITY	Sanitation: Otay Water District		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Water: Otay Water District		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Fire: San Miguel Consolidated Fire Protection District		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Elementary School: Cajon Valley Union School District (Vista Grande)		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	High School: Grossmont Union High School District (Valhalla)		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Other: N/A		Yes <input type="checkbox"/> No <input type="checkbox"/>	Sphere of Influence:		
DISTRICT	NEAREST FACILITY	SERVICE LETTER AVAILABILITY																							
Sanitation: Otay Water District		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>																							
Water: Otay Water District		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>																							
Fire: San Miguel Consolidated Fire Protection District		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>																							
Elementary School: Cajon Valley Union School District (Vista Grande)		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>																							
High School: Grossmont Union High School District (Valhalla)		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>																							
Other: N/A		Yes <input type="checkbox"/> No <input type="checkbox"/>																							
Sphere of Influence:																									

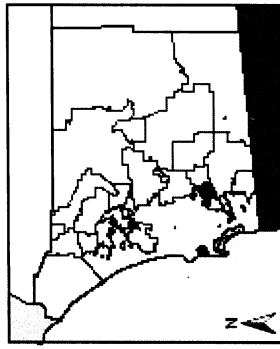
GENERAL PLAN

ZONING

Community/Subregion: Valle de Oro	Existing: RR2
Designation/Density: (3) Residential	Proposed: RR2
Regional Category: CUDA	Minimum Lot Size: 0.5 acres
Project/Plan Conformance: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Maximum Density: 2 du/ac
	Project/Zone Consistency: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

Donahue Drive Major Subdivision TM5518RP Vicinity Map

Valle de Oro
Community Planning Area

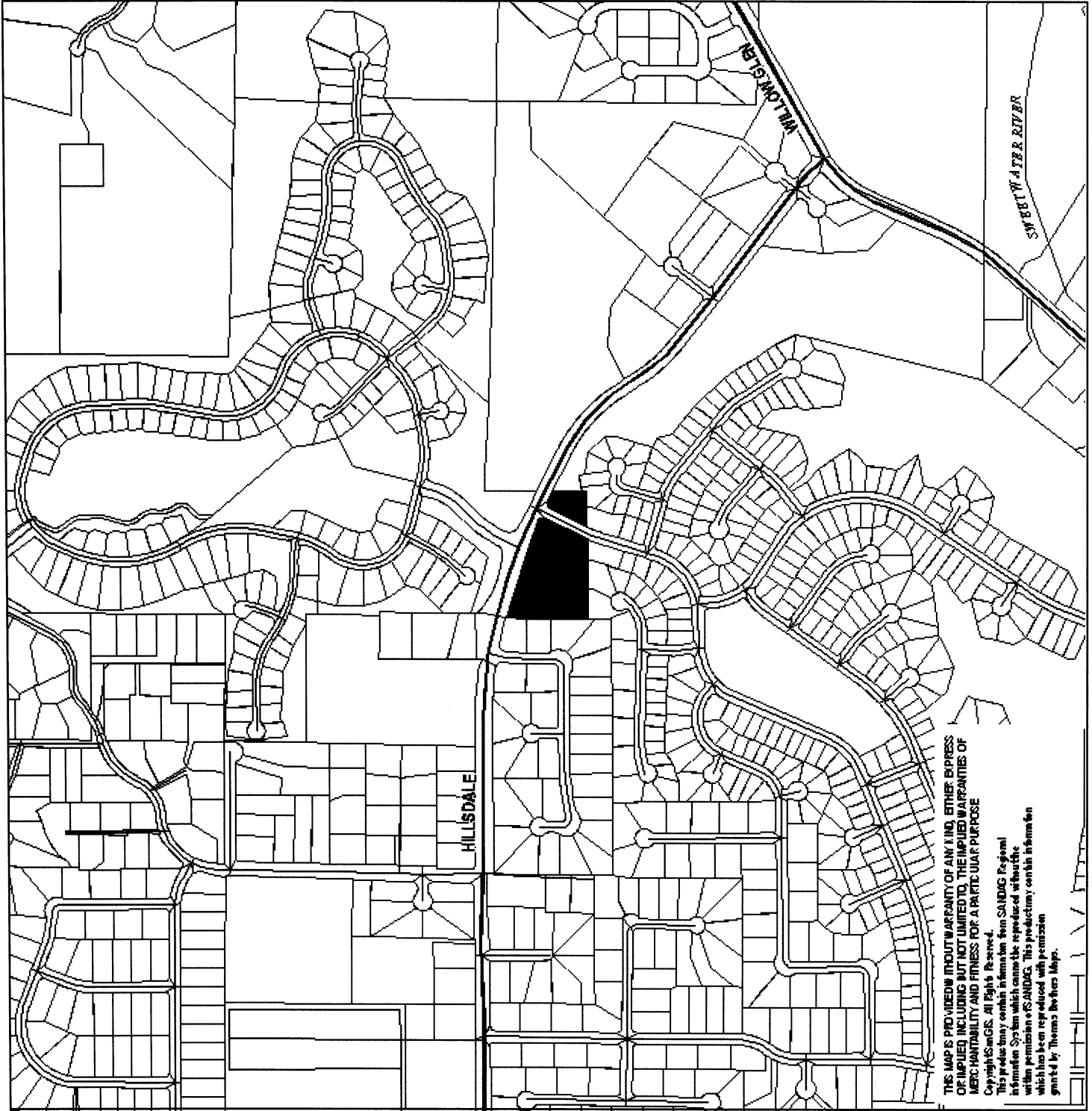


1:3,500,000

- Site
- Roads
- Parcels



Date: 2 Apr 2008
K:\eg\tarby\TM5518



THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.

Copyright © 2008, All Rights Reserved.
This product is a derivative work of the SANDAG Regional Information System (RIS) which cannot be reproduced without the written permission of SANDAG. This product may contain information which has been reproduced with permission granted by Thomas Brothers Maps.

Donahue Drive Major Subdivision TM5518RP Aerial Photo

Valle de Oro
Community Planning Area



Site



Roads



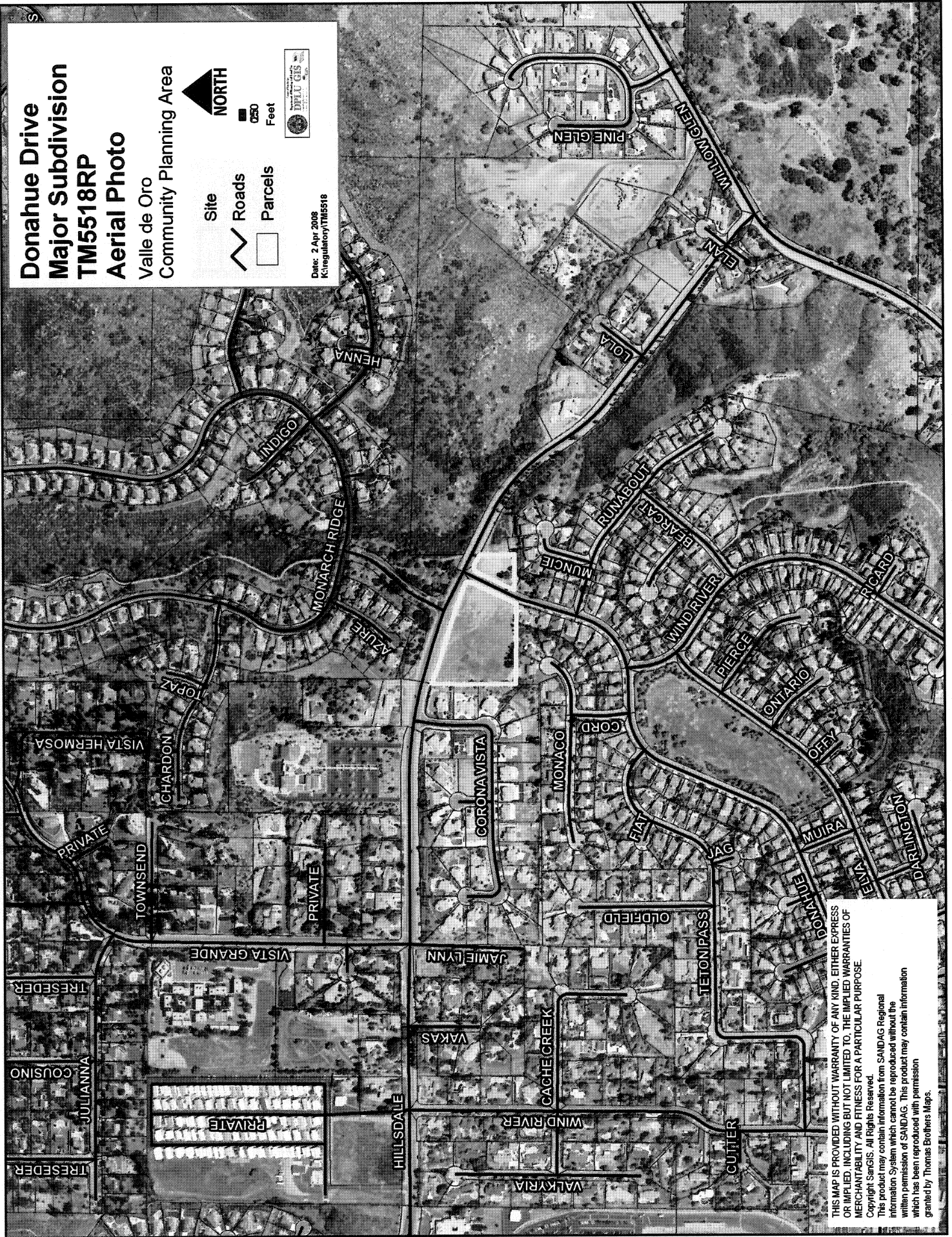
Parcels



Feet



Date: 2 Apr 2008
K:\regulatory\TM5518



THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND. EITHER EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.
Copyright 2008, All Rights Reserved.
This product may contain information from SANDAG Regional Information System which cannot be reproduced without the written permission of SANDAG. This product may contain information which has been reproduced with permission granted by Thomas Brothers Maps.

Donahue Drive Major Subdivision TM5518RP Aerial Photo

Valle de Oro
Community Planning Area



0 25 50
Feet



Site

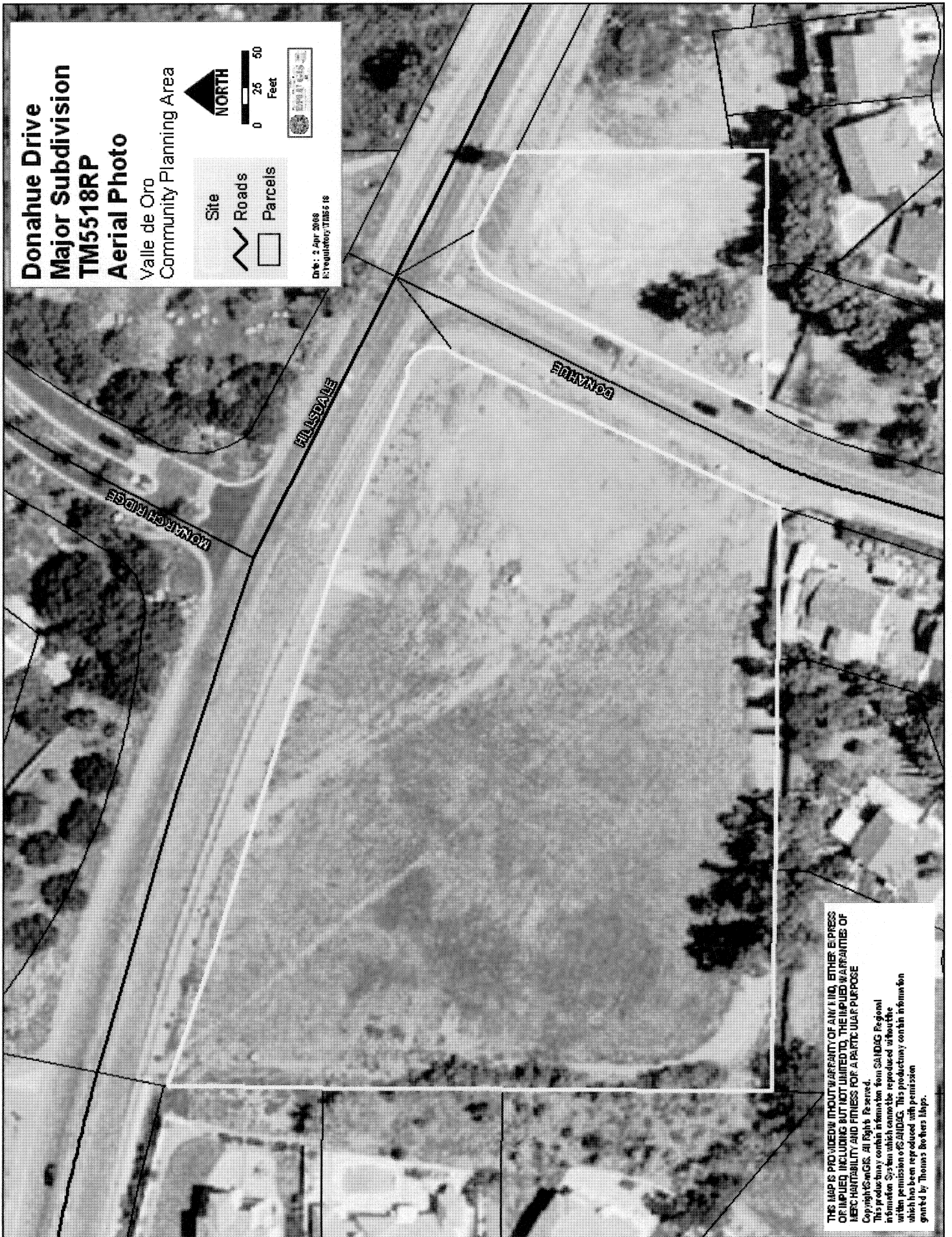


Roads



Parcels

Date: 2 Apr 2008
K:\Regulatory\TM5518

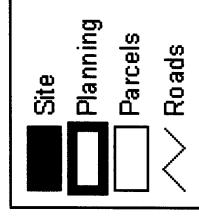


THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. Copyright © 2008. All Rights Reserved. This product may contain information from SANDAG Regional Information System which cannot be reproduced without the written permission of SANDAG. This product may contain information which has been reproduced with permission granted by Thomas Brothers Maps.

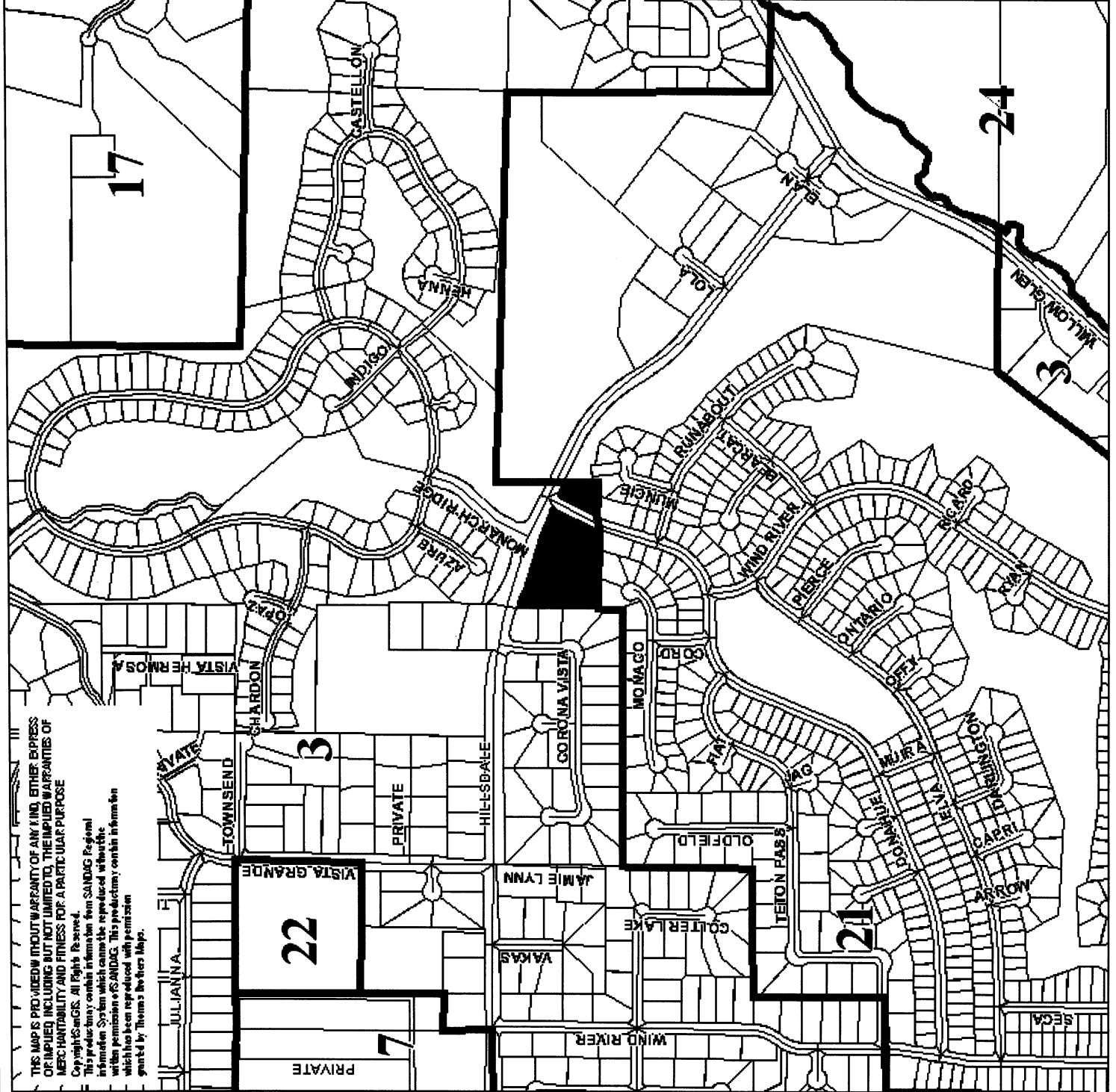
Donahue Drive Major Subdivision TM5518RP General Plan Map

Valle de Oro
Community Planning Area

- (1) Residential
1 DU/1,2,4 ACRES
- (3) Residential
2 DU/ACRE
- (7) Residential
10.9 DU/ACRE
- (17) Estate Residential
1 DU/2,4 ACRES
- (21) Specific Plan Area
- (22) Public/Semi-Public Lands
- (24) Impact Sensitive
1 DU/4,8,20 ACRES



Date: 2 Apr 2008
K:\regulatory\TM5518



THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.
Copyright © 2008, All Rights Reserved.
This product may contain information from SANDAG Regional Information System which cannot be reproduced without the written permission of SANDAG. This product may contain information which has been reproduced with permission granted by Thomas Brothers Maps.

**Donahue Drive
Major Subdivision
TM5518RP
Zoning Map**

Valle de Oro
Community Planning Area

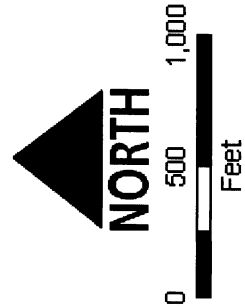
- (A) Agriculture
- (R) Residential
- (S) Open Space

Site

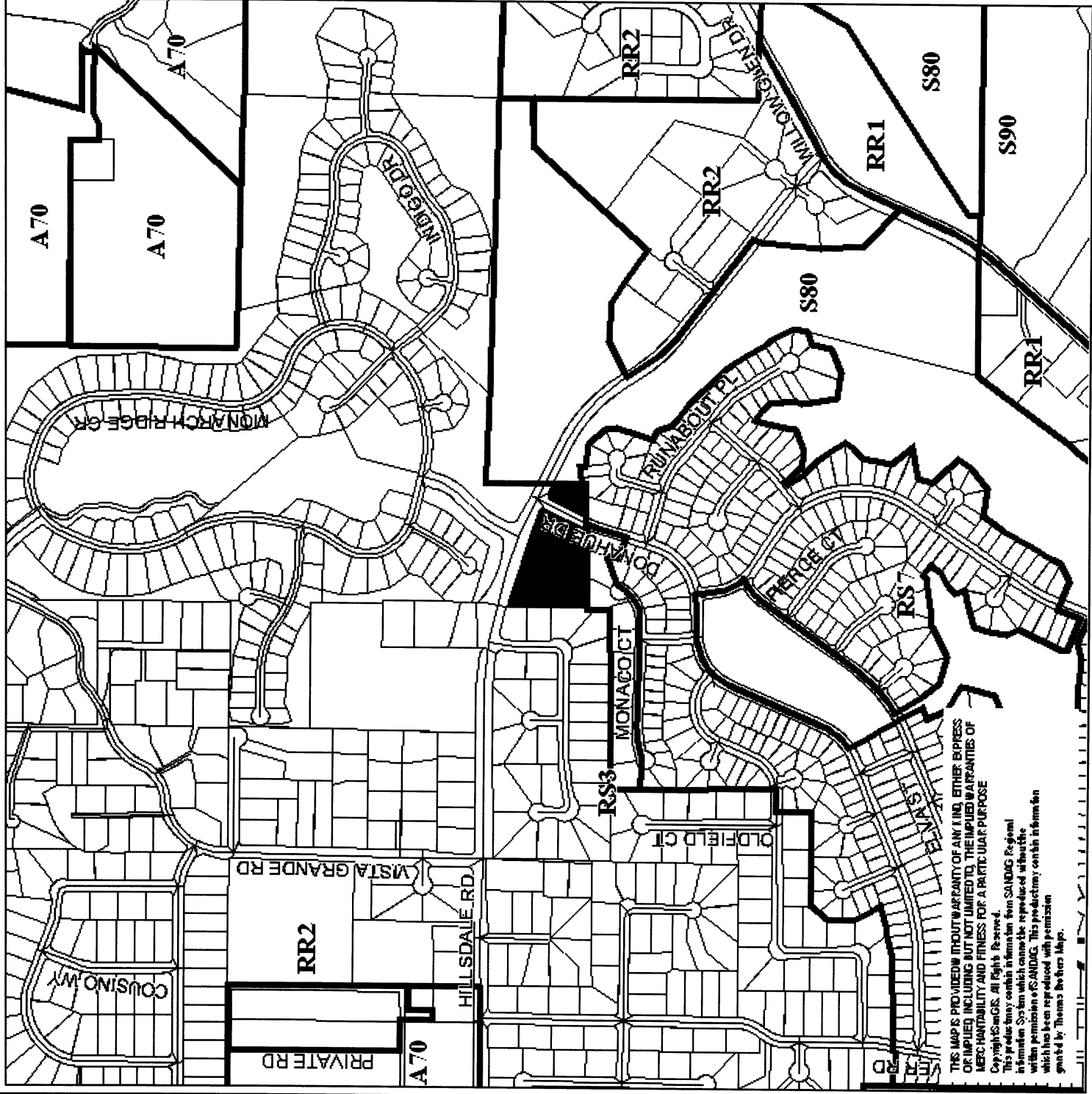
Zoning

Parcels

Roads



Date: 2 Apr 2008
P:\reg lab\TM5518



THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.

Copyright © 2008, All Rights Reserved.

This product may contain information from SANDAG Regional Information System which cannot be reproduced without the written permission of SANDAG. This product may contain information which has been reproduced with permission granted by Thomas Brothers Maps.

Attachment B

Resolution of Decision

June 13, 2008

RESOLUTION OF SAN DIEGO COUNTY)
APPROVING CONDITIONS FOR)
TENTATIVE MAP NO. 5518RPL¹)

WHEREAS, Tentative Map No. 5518RPL¹ proposing the division of property located south of the intersection of Hillsdale Road and Donahue Drive in the Valle de Oro Community Planning area and generally described as:

A portion of the Southwest Quarter of the Southwest Quarter of Section 20, Township 16 South, Range 1 East, San Bernardino Base Meridian, in the County of San Diego, State of California

was filed with the County of San Diego pursuant to the Subdivision Map Act and San Diego County Subdivision Ordinance on May 28, 2008; and

WHEREAS, on June 13, 2008, the Planning Commission of the County of San Diego pursuant to Section 81.307 of the San Diego County Subdivision Ordinance held a duly advertised public hearing on said Tentative Map and received for its consideration, documentation, written and oral testimony, recommendations from all affected public agencies, and heard from all interested parties present at said hearing; and

WHEREAS, the Planning Commission of the County of San Diego has determined that the conditions hereinafter enumerated are necessary to ensure that the subdivision and the improvement thereof will comply with the Subdivision Map Act and conform to all ordinances, plans, rules, standards, and improvement and design requirements of San Diego County.

IT IS RESOLVED, THEREFORE, that the Planning Commission of the County of San Diego hereby makes the following findings as supported by the minutes, maps, exhibits, and documentation of said Tentative Map all of which are herein incorporated by reference:

1. The Tentative Map is consistent with all elements of the San Diego County General Plan and with the (3) Residential Land Use Designation of the Valle de Oro Community Plan because it proposes a residential use type at a density of 1.7 du/acre which is consistent with the maximum density of 2 du/acre permitted by the General Plan;
2. The Tentative Map is consistent with The Zoning Ordinance because it proposes a residential use type with a minimum net lot size of 0.5 acres in the RR2 Rural Residential Use Regulation;

3. The design and improvements of the proposed subdivision are consistent with the provisions of the State Subdivision Map Act and the Subdivision Ordinance of the San Diego County Code;
4. The site is physically suitable for the residential type of development because this is an in-fill project that conforms to the existing surrounding land uses, the topography of the project site and proposed grading provides appropriately sized residential pads, and the project does not impact sensitive resources;
5. The site is physically suitable for the proposed density of development because the site is large enough to accommodate seven residential lots and because it has been demonstrated that all necessary facilities and services are available to serve the project;
6. The design of the subdivision and the type of improvements will not cause public health problems because adequate water supply and sewage disposal services have been found to be available or can be provided concurrent with need;
7. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat based upon the findings of a Mitigated Negative Declaration dated April 30, 2008;
8. The design of the subdivision or the type of improvements do not conflict with easements, acquired by the public at large, for access through, or use of property within the proposed subdivision, as defined under Section 66474 of the Government Code, State of California; and

The division and development of the property in the manner set forth on the approved Tentative Map will not unreasonably interfere with the free and complete exercise of the public entity or public utility right-of-way or easement;

9. The discharge of sewage waste from the subdivision into the Otay Water District sewer system will not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the Water Code, as specified by Government Code Section 66474.6;
10. Because adequate facilities and services have been assured and adequate environmental review and documentation have been prepared, the regional housing opportunities afforded by the subdivision outweigh the impacts upon the public service needs of County residents and fiscal and environmental resources;

11. It is hereby found that the use or development permitted by the application is consistent with the provisions of the Resource Protection Ordinance.
12. It is hereby found that the project proposed by the application has prepared plans and documentation demonstrating compliance with the provisions of the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance.
13. The Mitigated Negative Declaration dated April 30, 2008 on file with DPLU as Environmental Review Number 06-14-046; is hereby adopted.

IT IS FURTHER RESOLVED, DETERMINED, AND ORDERED, that based on these findings, said Tentative Map is hereby approved subject to the following conditions:

- A. The approval of this Tentative Map expires 36 months from the date of this resolution, unless prior to that date an application for a Time Extension has been filed and is subsequently approved as provided by Section 81.308 of the County Subdivision Ordinance.

PLEASE NOTE: Condition compliance, preparation of grading and improvement plans and final mapping may take a year or more to complete. Applicants are advised to begin this process at least one year prior to expiration of this Tentative Map.

PLEASE NOTE: Time Extension requests cannot be processed without updated project information including new Department of Environmental Health certification of septic systems. Since Department of Environmental Health review may take several months, applicants anticipating the need for Time Extensions for their projects are advised to submit applications for septic certification to the Department of Environmental Health several months prior to the expiration of their Tentative Maps.

- B. The "Standard Conditions for Tentative Subdivision Maps" approved by the Board of Supervisors on June 16, 2000, and filed with the Clerk as Resolution No. 00-199, shall be made conditions of this Tentative Map approval. Only those exceptions to the Standard Conditions set forth in this Resolution or shown on the Tentative Map will be authorized.
- C. The following conditions shall be complied with before a Final Map is approved by the Board of Supervisors and filed with the County Recorder of San Diego County (and, where specifically, indicated, shall also be complied with prior to issuance of grading or other permits as specified):

PLANS AND SPECIFICATIONS

(Street Improvements and Access)

1. Standard Conditions 1 through 10 and 12.
2. Specific Conditions:
 - a. Prior to approval of the Final Map, improve or agree to improve and provide security for the project side of Hillsdale Road (SA 910.1) along the entire project frontages in accordance with Public Road Standards for a Collector Road plus bike lanes to a graded width of forty-eight feet (48') from centerline and to an improved width of thirty-two feet (32') from centerline with asphalt concrete pavement over approved base with Portland concrete cement curb and gutter and sidewalk, with the curb a minimum of thirty-two feet (32') from centerline and nine and a half foot (9.5') disintegrated granite pathway adjacent to sidewalk. Provide transitions, tapers, traffic striping and A.C. dike (easterly) to the existing pavement. All of the foregoing shall be to the satisfaction of the Director of Public Works.

NOTES:

- 1) There is a parking restriction on the south side of Hillsdale Road; the foregoing requirements reflect a reduction in the improvement width by five feet (5').
 - 2) Pathway shall have a clear unobstructed ten feet (10') of tread width. The double rail lodgepole fencing is not permitted within the pathway and/ or trail easement. If unavoidable, then an additional five feet (5') of width shall be provided to maintain the ten feet clear pathway width. All of the foregoing shall be to the satisfaction of the Director of Parks and Recreations and Director of Public Works.
 - 3) Aboveground utilities, landscape, signs, irrigation systems shall not be placed within pathways. A clear unobstructed ten feet (10') of tread width shall be maintained to the satisfaction of the Director of Parks and Recreations and Director of Public Works.
- b. Prior to the approval of the Final Map, improve or agree to improve and provide security for the to-be-named on-site Public cul-de-sac road in accordance with Public Road Standards for a Residential Cul-de-sac Road, to a graded width of fifty-two feet (52') with thirty-two feet (32') of asphalt pavement over approved base with Portland cement concrete

curb, gutter, and sidewalks with the curbs at sixteen feet (16') from centerline. All of the foregoing shall be to the satisfaction of the Director of Public Works.

- c. Prior to approval of the Final Map, improve or agree to improve and provide security for Donahue Drive in accordance with Public Road Standards for a Residential Collector Road Standards (on both sides of the centerline) along the project frontages to a one-half graded width of thirty feet (30') with twenty feet (20') of asphalt concrete pavement over approved base with Portland concrete cement curb, gutter and sidewalk with the curbs at a minimum of twenty feet (20') from centerline. Provide transitions, tapers, traffic striping and A.C. dike to the existing pavement. All of the foregoing shall be to the satisfaction of the Director of Public Works.
- d. The cul-de-sac shall terminate with a graded radius of forty-eight feet (48') and surfaced to a radius of thirty-eight feet (38') with asphalt concrete pavement over approved base with Portland cement concrete curb, gutter and sidewalks with the curb thirty-eight feet (38') from the radius point. All of the foregoing shall be to the satisfaction of the Director of Public Works.
- e. A registered civil engineer, a registered traffic engineer, or a licensed land surveyor shall provide a certified signed statement that physically, there is a minimum unobstructed sight distance in both directions along Donahue Drive from the proposed driveway on Lot 7, for the prevailing operating speed of traffic on Donahue Drive. If the lines of sight fall within the existing public road right-of-way, the engineer or surveyor shall further certify that said lines of sight fall within the existing right-of-way and a clear space easement is not required. The engineer or surveyor shall further certify that the sight distance of adjacent driveways and street openings will not be adversely affected by this project. These certifications shall be approved to the satisfaction of the Director of Public Works.

NOTE: A sight distance be based on AASHTO standards for minimum sight stopping distance in lieu of intersectional sight distance at the driveway looking southerly along Donahue Road from the proposed driveway on Lot 7, is supported by DPW per modification request dated January 7, 2008.

- f. Where height of fill bank for a 2:1 slope is greater than twelve feet (12'); or where height of fill bank for a 1.5:1 slope is greater than ten feet (10'),

guardrail shall be installed per CALTRANS standards to the satisfaction of the Director of Public Works.

(Drainage and Flood Control)

3. Standard Conditions 13 through 18.
 - a. Provide on-site and any necessary off-site drainage easements to the satisfaction of the Director of Public Works.

(Grading Plans)

4. Standard Conditions 19(a-d).
5. Specific Conditions:
 - a. Comply with all applicable stormwater regulations at all times. The activities proposed under this application are subject to enforcement under permits from the San Diego Regional Water Quality Control Board (RWQCB) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance (**Ordinance No. 9589**) and all other applicable ordinances and standards. This includes requirements for Low Impact Development (LID), materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas 1 acre or greater require that the property owner keep additional and updated information onsite concerning stormwater runoff. This requirement shall be to the satisfaction of the Director of Public Works.
 - b. If it is determined that the project includes Category 3 post-construction BMPs, the applicant will be required to do the following, all to the satisfaction of the Director of Public Works:
 - (1) Submit a complete "Engineer's Report for BMP Maintenance".
 - (2) Dedicate all Category 3 treatment control BMPs to the County of San Diego Flood Control District in accordance with the County Watershed Protection, Stormwater Management, and Discharge Control Ordinance.
 - (3) Form a "Stormwater Maintenance Zone" under the County Flood Control District, including taking all actions and submitting all required forms.

- (4) Deposit \$4,000, and pay all costs associated with reviewing the Engineer's Report and formation of the "Stormwater Maintenance Zone".
 - (5) Pay an amount equal to twenty-four (24) months of maintenance for the entire project as estimated in the approved Engineer's Report.
- c. All of the work described above pertaining to erosion control, irrigation system, slope protection, drainage systems, desilting basins, energy dissipators, and silt control shall be secured by an Instrument of Credit in a form satisfactory to County Counsel for an amount equal to the cost of this work as determined or approved by the County Department of Public Works. An agreement in a form satisfactory to County Counsel shall accompany the Instrument of Credit to authorize the County Department of Public Works to unilaterally withdraw any part of or all the Instrument of Credit to accomplish any of the work agreed to if it is not accomplished to the satisfaction of the County Department of Public Works by the date agreed. The cash deposit collected for grading, per the grading ordinance, will be used for emergency erosion measures. If said deposit collected for grading is less than \$5,000.00, the developer will supplement the deposit to equal \$5,000.00. The developer shall submit a letter to the County Department of Public Works authorizing the use of this deposit for emergency measures.

SANITATION

6. Specific Conditions:

- a. Prior to approval of the Final Map, the applicant shall present evidence to the Department of Public Works from the Sweetwater Authority stating that Sweetwater Authority Resolution 84-8 (attached) has been satisfied with respect to the protection of Sweetwater Reservoir from urban related runoff resulting from this development. Compliance is in the form of a County imposed fee paid to the Sweetwater Authority. The Planning Commission hereby determines that:
 - (1) The purpose of the fee is to assist in financing the design and construction of first flush urban runoff facilities to protect the water in the Sweetwater Reservoir as specified in the Sweetwater Authority's Resolution 84-8, Resolution of the Governing Board of Sweetwater Authority Establishing It's Policy Regarding Urban Run-Off Protection For The Sweetwater Reservoir, and the Luke-Dudek Design Study dated September 1, 1982, located in the office of the Sweetwater Authority.

- (2) This development will cause additional urban runoff within the Sweetwater Reservoir watershed, which ultimately will flow into the Sweetwater Reservoir, adding to potential health problems. Incremental degradation of the water in the Sweetwater Reservoir resulting from urban runoff caused by this project needs to be mitigated by constructing specific flow capture and diversion structures to prevent contamination of the Sweetwater Reservoir.
- (3) The fees paid to the Sweetwater Authority to protect the water in the Sweetwater Reservoir are based on estimated cost of the first flush bypass facilities planned for the drainage area and on this project's total percentage impact on the Sweetwater Reservoir.

FINAL MAP RECORDATION

Final Map requirements shall be shown on the Final Map or otherwise accomplished to the satisfaction of the Director of Public Works prior to submittal for approval by the Board of Supervisors:

(Streets and Dedication)

7. Specific Conditions:

- a. With the approval of the Final Map, dedicate the to-be-named on-site public cul-de-sac road to a right-of-way width of fifty-two foot (52') for a Public Residential Cul-de-Sac Road plus the right to construct and maintain slopes and drainage facilities, including a twenty-foot (20') radius property line corner rounding at the street intersection to the satisfaction of the Director of Public Works.
- b. The cul-de-sac shall terminate with a forty-eight foot radius.
- c. Prior to approval of improvement and/or grading plans, issuance of excavation permits, and issuance of any further grant of approval, the owners of this project will be required to sign a statement that they are aware of the County of San Diego, Department of Public Works, Pavement Cut Policy and that they have contacted all adjacent property owners and solicited their participation in the extension of utilities.
- d. Provide on-site and any necessary off-site drainage easements to the satisfaction of the Director of Public Works.

- e. Relinquish all access rights onto Hillsdale Road except for Donahue Drive to the satisfaction of the Director of Public Works.
- f. Contact the Department of Public Works to determine the desired location of the centerline for Hillsdale Road (SC2030) which is shown on the Circulation Element of the County General Plan as a Collector Road plus bike lanes. The following shall be shown on the Final Map.
 - (1) The centerline location as approved by the Department of Public Works.
- g. The Basis of Bearings for the Subdivision Map shall be in terms of the California Coordinate System Zone 6 NORTH AMERICAN DATUM OF 1983 by use of existing Horizontal Control stations with first order to the satisfaction of the Director of Public Works (Ref. San Diego County Subdivision Ordinance Section 81.811).
- h. The Subdivision Map shall be prepared to show two measured ties from the boundary of the subject property to existing Horizontal Control station(s) having California coordinate values of First order accuracy, as published in the County of San Diego's Horizontal Control book. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e. Grid bearings and Grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of Ground-to-Grid distances shall be shown on the map, all to the satisfaction of the Director of Public Works (Ref. San Diego County Subdivision Ordinance Sections 81.811 and 81.506(j)).

(Miscellaneous)

- 8. Standard Conditions 25, 26, 27, and 28.
- 9. Specific Planning Conditions:
 - a. No lot shall contain a net area of less than 0.5 acres. [DPLU - Regulatory Planning Division]
- 10. Specific Environmental Conditions [DPLU]
 - a. Prior to the approval of any plans, issuance of any permits, and approval of any final map(s), provide evidence to the satisfaction of the Director of Public Works (DPW) that the following "Specific Environmental Notes" have been indicated on the grading, and or improvement plans:

(Noise)

1. "Prior to rough grading signoff, provide evidence to the satisfaction of the Director of Planning and Land Use; that a 2 to 2½ foot high sound barrier has been constructed along the northern property lines of Lots 4, 5 and 6, with a return along the eastern perimeter of Lot 6, all pursuant to the approved grading plan. Evidence of the wall shall consist of the following: A signed, stamped statement from a California Registered Engineer, licensed surveyor or County approved noise consultant, and photographic evidence that the sound barrier has been constructed. **[DPLU, FEE]**

11. Specific Noise Conditions

- a. On the Final Map the applicant shall grant to the County of San Diego a Noise Protection Easement over a strip of land 165-feet from the centerline of Hillsdale Road on a portion of Lot 3 and the entire area of Lots 4, 5, 6 and 7 of Tentative Map 5518 RPL¹. This easement is for the mitigation of present and anticipated future excess noise levels on noise sensitive areas of residential uses. The easement shall include the following requirements: **[DPLU, FEE X2]**

"Said Noise Protection easement requires that before the issuance of any building or grading permit for any residential use within the noise protection easement located over all lots, the applicant shall:"

1. Complete to the satisfaction of the Director of the Department of Planning and Land Use, an acoustical analysis performed by a County approved acoustical engineer, demonstrating that the present and anticipated future noise levels for the interior and exterior of the residential dwelling will not exceed the allowable sound level limit of the Noise Element of the San Diego County General Plan [exterior (60 dB CNEL), interior (45 dBA CNEL)]. Future traffic noise level estimates, must utilize a Level of Service "C" traffic flow on Hillsdale Road for a Collector Road with improvement options classification which is the designated General Plan Circulation Element buildout roadway classification.
2. Incorporate to the satisfaction of the Director of the Department of Planning and Land Use all of the recommendations or mitigation measures of the acoustical analysis into the project design and building plans.

- b. Prior to the approval of any plans, issuance of any permits, and approval of any final map(s), provide evidence to the satisfaction of the Director of Public Works (DPW) that the following 2 foot and 2½ foot high sound barrier has been shown on the grading and or improvement plans:
 - 1. The noise barrier will be 2 to 2½ feet high with a minimum surface density of 3.5 pounds per square foot, consisting of masonry, wood, berm, plastic, fiberglass, steel or a combination of these materials with no cracks or gaps through or below the wall.
 - 2. The wall will start at the northwestern corner of Lot 4, a combination of a 2 foot high sound barrier along the northern property line of Lot 4 and 5, and a 2.5 foot high sound barrier along the top of the grading cut along the northern and eastern edges of Lot 6.
 - 3. The sound wall details and location are shown in Section 5.2 and Figure 8 within the Noise Study prepared by Eilar Associates received on August 31, 2007. Noise Study is on file with the Department of Planning and Land use as Case Number Tentative map TM 5518 RPL¹.

WAIVER AND EXCEPTIONS

These recommendations are pursuant to the provisions of the State Subdivision Map Act, the County Subdivision Ordinance, the County Public Road and Private Road Standards, and all other required ordinances of San Diego County except for a waiver or modification of the following:

- a. Standard Conditions for Tentative Maps:
 - (1) Standard Condition 11: Said condition pertains to condominium units or a planned development. This subdivision is neither a condominium nor a planned development.
 - (2) Standard Condition 27.1: Said condition states that the Final Map may be filed as units or groups of units. The Final Map for this project is required to include the entire area shown on the Tentative Map and shall not be filed as units or groups of units.

b. County Public Road Standards:

Section 6.1, C.1 and Section 6.7, I.5:

Said standards require 200' of spacing between driveways along a county maintained road. This waiver permits a reduction in the spacing. Donahue Drive is a Non-Circulation Element county maintained road. There are numerous driveways along Donahue Drive that have less than 200' of spacing between them.

The following shall be the Mitigation Monitoring or Reporting Program for TM 5518 RPL¹ Donahue Drive.

Public Resources Code Section 21081.6 requires the County to adopt a Mitigation Reporting or Monitoring Program for any project that is approved on the basis of a Mitigated Negative Declaration or an Environmental Impact Report for which findings are required under Section 21081(a)(1). The program must be adopted for the changes to a project which the County has adopted, or made a condition of project approval, in order to mitigate or avoid significant effects on the environment. The program must be designed to ensure compliance during project implementation.

The Mitigation Monitoring Program is comprised of all the environmental mitigation measures adopted for the project. The full requirements of the program (such as what is being monitored, method and frequency, who is responsible, and required time frames) are found within the individual project conditions. These conditions are referenced below by category under the mechanism which will be used to ensure compliance during project implementation.

A. Subsequent Project Permits

Compliance with the following conditions is assured because specified subsequent permits or approvals required for this project will not be approved until the conditions have been satisfied:

10a2, 11a, 11b.

NOTICE - The 90 day period in which the applicant may file a protest of the fees, dedications or exactions begins on June 13, 2008.

THE ISSUANCE OF THIS PERMIT/APPROVAL BY THE COUNTY OF SAN DIEGO DOES NOT AUTHORIZE THE APPLICANT FOR SAID PERMIT/APPROVAL TO VIOLATE ANY FEDERAL, STATE, OR COUNTY LAWS, ORDINANCES,

REGULATIONS, OR POLICIES INCLUDING, BUT NOT LIMITED TO, THE FEDERAL ENDANGERED SPECIES ACT AND ANY AMENDMENTS THERETO.

NOTICE: - Fish and Game Fees have been paid in the amount of \$1,926.75 for the review of the Negative Declaration, Receipt number 332364 dated March 11, 2008.

NOTICE: Low Impact Development (LID) requirements apply to all priority projects as of March 25, 2008. These requirements are found on page 19 (Section D.1.d. (4) a & b) of the Municipal Storm water Permit:

<http://www.swrcb.ca.gov/rwqcb9/programs/stormwater/sd%20permit/r9-2007-0001/Final%20Order%20R9-2007-0001.pdf>.

The LID Handbook is a source for LID information and is to be utilized by County staff and outside consultants for implementing LID in our region. The handbook gives an overview of LID. Section 2.2 reviews County DPW planning strategies as they relate to requirements from the Municipal Permit. The Fact Sheets in the Appendix may be useful for information on all of the engineered techniques. Additional information can be found in the extensive Literature Index. You can access the Handbook at the following DPLU web address:

http://www.sdcounty.ca.gov/dplu/LID_PR.html.

NOTICE: On January 24, 2007, the San Diego Regional Water Quality Control Board (SDRWQCB) issued a new Municipal Stormwater Permit under the National Pollutant Discharge Elimination System (NPDES). The requirements of the Municipal Permit must be implemented beginning March 25, 2008. The Low Impact Development (LID) Best Management Practices (BMP) Requirements of the Municipal Permit can be found at the following link on Page 19, Section D.1.d (4), subsections (a) and (b):

<http://www.swrcb.ca.gov/rwqcb9/programs/stormwater/sd%20permit/r9-2007-0001/Final%20Order%20R9-2007-0001.pdf>.

All priority projects must minimize directly connected impervious areas and promote biofiltration. D.1.d (4) subsections (a) and (b) are the minimal site design requirements that project applicants must address and implement. These can be summarized into the following four requirements: Disconnect impervious surfaces, Design impervious surfaces to drain into properly designed pervious areas, Use pervious surfaces wherever appropriate, Implement site design BMPs. The applicant / engineer must determine the applicability and feasibility of each requirement for the proposed project

and include them in the project design, unless it can be adequately demonstrated which (if any) of the requirements do not apply.

NOTICE: The project will be required to pay the Department of Planning and Land Use Mitigation Monitoring and Condition Review Fee. The fee will be collected at the time of the first submittal for Condition Satisfaction to DPLU, including Mitigation Monitoring requests. The amount of the fee will be determined by the current Fee Ordinance requirement at the time of the first submittal and is based on the **four DPLU conditions** that need to be satisfied. The fee amount will only be paid one time for those conditions that are indicated with the [DPLU, FEE] designator. The fee will not apply to subsequent project approvals that require a separate submittal fee such as, Revegetation and Landscape Plans, Resource (Habitat) Management Plans, Habitat Loss Permits, Administrative Permits, Site Plans, and any other discretionary permit applications.

DEFENSE OF LAWSUITS AND INDEMNITY: The applicant shall: (1) defend, indemnify and hold harmless the County, its agents, officers and employees from any claim, action or proceeding against the County, its agents, officers and employees to attack, set aside, void or annul this approval or any of the proceedings, acts or determinations taken, done or made prior to this approval; and (2) reimburse the County, its agents, officers or employees for any court costs and attorney's fees which the County, its agents, officers or employees may be required by a court to pay as a result of such approval. At its sole discretion, the County may participate at its own expense in the defense of any such action, but such participation shall not relieve the applicant of any obligation imposed by this condition. The County shall notify the applicant promptly of any claim or action and cooperate fully in the defense.

ON MOTION of Commissioner _____, seconded by Commissioner _____, this Resolution is passed and approved by the Planning Commission of the County of San Diego, State of California, at a regular meeting held on this 13th day of June 2008, in the Department of Planning and Land Use Hearing Room, 5201 Ruffin Road, Suite B, San Diego, California, by the following vote:

AYES:

NOES:

ABSENT:

[NOTE: Within ten days after adoption of this Resolution, these findings and conditions may be appealed in accordance with Section 81.307 of the Subdivision Ordinance to the appellant body and/or the Board of Supervisors. No Final Map shall be approved, no grading permit issues,

and no building permits for model homes or other temporary uses as permitted by Section 6116 of The Zoning Ordinance shall be issued pursuant to said Tentative Map until after the expiration of the 10th day following adoption of this Resolution, or if an appeal is taken, until the appeal board has sustained the determination of this advisory body.]

DPL/WP 001-TM (10/04)

Attachment C

Environmental Documentation



ERIC GIBSON
INTERIM DIRECTOR

County of San Diego

DEPARTMENT OF PLANNING AND LAND USE

5201 RUFFIN ROAD, SUITE B, SAN DIEGO, CALIFORNIA 92123-1666
INFORMATION (858) 694-2960
TOLL FREE (800) 411-0017

MITIGATED NEGATIVE DECLARATION

April 30, 2008

Project Name: Donahue Drive Major Subdivision (7 lots)

Project Number(s): TM 5518RPL1; Log No. 06-14-046

**This Document is Considered Draft Until it is Adopted by the Appropriate
County of San Diego Decision-Making Body.**

This Mitigated Negative Declaration is comprised of this form along with the
Environmental Initial Study that includes the following:

- a. Initial Study Form
 - b. Environmental Analysis Form and attached extended studies for biology,
drainage, noise, stormwater, and cultural resources.
1. California Environmental Quality Act Mitigated Negative Declaration Findings:

Find, that this Mitigated Negative Declaration reflects the decision-making body's independent judgment and analysis, and; that the decision-making body has reviewed and considered the information contained in this Mitigated Negative Declaration and the comments received during the public review period; and that revisions in the project plans or proposals made by or agreed to by the project applicant would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; and, on the basis of the whole record before the decision-making body (including this Mitigated Negative Declaration) that there is no substantial evidence that the project as revised will have a significant effect on the environment.

2. Required Mitigation Measures:

Refer to the attached Environmental Initial Study for the rationale for requiring the following measures:

A. TRANSPORTATION

1. The payment of the Transportation Impact Fee, which will be required at issuance of building permits, in combination with other components of this program, will mitigate potential cumulative traffic impacts to less than significant.

B. NOISE

1. On the Final Map the applicant shall grant to the County of San Diego a Noise Protection Easement over a strip of land 165-feet from the centerline of Hillsdale Road on a portion of Lot 3 and the entire area of Lots 4, 5, 6 and 7 of Tentative Map TM5518RPL¹. This easement is for the mitigation of present and anticipated future excess noise levels on noise sensitive areas of residential uses. The easement shall require: **[DPLU, FEE x2]**

Prior to the issuance of any building permit for any residential use within the noise protection easement, the applicant shall:

- a. Complete to the satisfaction of the Director of the Department of Planning and Land Use, an acoustical analysis performed by a County approved acoustical engineer, demonstrating that the present and anticipated future noise levels for the interior and exterior of the residential dwelling will not exceed the allowable sound level limit of the Noise Element of the San Diego County General Plan [exterior (60 dB CNEL), interior (45 dBA CNEL)]. Future traffic noise level estimates, must utilize a Level of Service "C" traffic flow on Hillsdale Road for a Collector Road with improvement options classification which is the designated General Plan Circulation Element buildout roadway classification.
- b. Incorporate to the satisfaction of the Director of the Department of Planning and Land Use all of the recommendations or mitigation measures of the acoustical analysis into the project design and building plans.

2. Prior to approval of the grading and or improvement plans, the following specific item shall be placed on the grading and/or improvement plans:

Provide evidence to the satisfaction of the Director of Public Works that a 2 foot and 2½ foot high sound barrier has been shown on the grading and or improvement plans:

- a. The noise barrier will be 2 to 2½ feet high with a minimum surface density of 3.5 pounds per square foot, consisting of masonry, wood, berm, plastic, fiberglass, steel or a combination of these materials with no cracks or gaps through or below the wall.
- b. The wall will start at the northwestern corner of Lot 4, a combination of a 2 foot high sound barrier along the northern property line of Lot 4 and 5, and a 2.5 foot high sound barrier along the top of the grading cut along the northern and eastern edges of Lot 6.
- c. The sound wall details and location are shown in Section 5.2 and Figure 8 within the Noise Study prepared by Eilar Associates received on August 31, 2007. Noise Study is on file with the Department of Planning and Land use as Case Number Tentative map TM5518.

3. Prior to approval of the grading and or improvement plans, the following specific note(s) shall be placed on the grading and/or improvement plans: **[DPLU, FEE]**

Prior to rough grading sign off, provide evidence to the satisfaction of the Director of Planning and Land Use; that a 2 to 2½ foot high sound barrier has been constructed along the northern property lines of Lots 4, 5 and 6, with a return along the eastern perimeter of Lot 6, all pursuant to the approved grading plan. Evidence of the wall shall consist of the following:

- a. A signed, stamped statement from a California Registered Engineer, licensed surveyor or County approved noise consultant, and photographic evidence that the sound barrier has been constructed.

3. Critical Project Design Elements and Requirements That Must Become Conditions of Approval:

The following project design elements and requirements were either proposed in the project application or the result of compliance with specific laws and regulations and were essential in reaching the conclusions within the attached Environmental Initial Study. While the following are not technically mitigation measures, their implementation must be assured to avoid potentially significant environmental effects.

PLANS AND SPECIFICATIONS

(Street Improvements and Access)

1. Standard Conditions 1 through 10 and 12.
2. Specific Conditions:
 - a. Prior to approval of the Final Map, improve or agree to improve and provide security for the project side of Hillsdale Road (SA 910.1) along the entire project frontages in accordance with Public Road Standards for a Collector Road plus bike lanes to a graded width of forty-eight feet (48') from centerline and to an improved width of thirty-two feet (32') from centerline with asphalt concrete pavement over approved base with Portland concrete cement curb and gutter and sidewalk, with the curb a minimum of thirty-two feet (32') from centerline and ten feet (10') disintegrated granite pathway adjacent to sidewalk. Provide transitions, tapers, traffic striping and A.C. dike (easterly) to the existing pavement. All of the foregoing shall be to the satisfaction of the Director of Public Works.

NOTES:

- 1) There is a parking restriction on the south side of Hillsdale Road; the foregoing requirements reflect a reduction in the improvement width by five feet (5').
- 2) Pathway shall have a clear, unobstructed, ten feet (10') of tread width. The double rail lodgepole fencing is not permitted within the pathway and/ or trail easement. If unavoidable, then an additional five feet (5') of width shall be provided to maintain the ten feet clear pathway width. All of the foregoing shall be to the satisfaction of the Director of Parks and Recreations and Director of Public Works.

- 3) Aboveground utilities, landscape, signs, irrigation systems shall not be placed within pathways. A clear unobstructed nine and one-half foot (9.5') of tread width shall be maintained to the satisfaction of the Director of Parks and Recreations and Director of Public Works.
-
- b. Prior to the approval of the Final Map, improve or agree to improve and provide security for the to-be-named on-site Public cul-de-sac road in accordance with Public Road Standards for a Residential Cul-de-sac Road, to a graded width of fifty-two feet (52') with thirty-two feet (32') of asphalt pavement over approved base with Portland cement concrete curb, gutter, and sidewalks with the curbs at sixteen feet (16') from centerline. All of the foregoing shall be to the satisfaction of the Director of Public Works.
 - c. Prior to approval of the Final Map, improve or agree to improve and provide security for Donahue Drive in accordance with Public Road Standards for a Residential Collector Road Standards (on both sides of the centerline) along the project frontages to a one-half graded width of thirty feet (30') with twenty feet (20') of asphalt concrete pavement over approved base with Portland concrete cement curb, gutter and sidewalk with the curbs at a minimum of twenty feet (20') from centerline. Provide transitions, tapers, traffic striping and A.C. dike to the existing pavement. All of the foregoing shall be to the satisfaction of the Director of Public Works.
 - d. The cul-de-sac shall terminate with a graded radius of forty-eight feet (48') and surfaced to a radius of thirty-eight feet (38') with asphalt concrete pavement over approved base with Portland cement concrete curb, gutter and sidewalks with the curb thirty-eight feet (38') from the radius point. All of the foregoing shall be to the satisfaction of the Director of Public Works.
 - e. A registered civil engineer, a registered traffic engineer, or a licensed land surveyor shall provide a certified signed statement that physically, there is a minimum unobstructed sight distance in both directions along Donahue Drive from the proposed driveway on Lot 7, for the prevailing operating speed of traffic on Donahue Drive. If the lines of sight fall within the existing public road right-of-way, the engineer or surveyor shall further certify that said lines of sight fall within the existing right-of-way and a clear space easement is not required. The engineer or surveyor shall further certify that the sight distance of adjacent driveways and street

openings will not be adversely affected by this project. These certifications shall be approved to the satisfaction of the Director of Public Works.

NOTE: A sight distance be based on AASHTO standards for minimum sight stopping distance in lieu of intersectional sight distance at the driveway looking southerly along Donahue Road from the proposed driveway on Lot 7, is supported by DPW per modification request, dated January 7, 2008.

- f. Where height of fill bank for a 2:1 slope is greater than twelve feet (12'); or where height of fill bank for a 1.5:1 slope is greater than ten feet (10'), a guardrail shall be installed per CALTRANS standards to the satisfaction of the Director of Public Works.

(Drainage and Flood Control)

- 3. Standard Conditions 13 through 18.
 - a. Provide on-site and any necessary off-site drainage easements to the satisfaction of the Director of Public Works.

(Grading Plans)

- 4. Standard Conditions 19(a-d).
- 5. Specific Conditions:
 - a. Comply with all applicable stormwater regulations at all times. The activities proposed under this application are subject to enforcement under permits from the San Diego Regional Water Quality Control Board (RWQCB) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance (Ordinance No. 9424 and Ordinance No. 9426) and all other applicable ordinances and standards. This includes requirements for materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas 1 acre or greater require that the property owner keep additional and updated information onsite concerning stormwater runoff. This requirement shall be to the satisfaction of the Director of Public Works.

- b. If it is determined that the project includes Category 3 post-construction BMPs, the applicant will be required to do the following, all to the satisfaction of the Director of Public Works:
 - (1) Submit a complete "Engineer's Report for BMP Maintenance".
 - (2) Dedicate all Category 3 treatment control BMPs to the County of San Diego Flood Control District in accordance with the County Watershed Protection, Stormwater Management, and Discharge Control Ordinance.
 - (3) Form a "Stormwater Maintenance Zone" under the County Flood Control District, including taking all actions and submitting all required forms.
 - (4) Deposit \$4,000, and pay all costs associated with reviewing the Engineer's Report and formation of the "Stormwater Maintenance Zone".
 - (5) Pay an amount equal to twenty-four (24) months of maintenance for the entire project as estimated in the approved Engineer's Report.
- c. All of the work described above pertaining to erosion control, irrigation system, slope protection, drainage systems, desilting basins, energy dissipators, and silt control shall be secured by an Instrument of Credit in a form satisfactory to County Counsel for an amount equal to the cost of this work as determined or approved by the County Department of Public Works. An agreement in a form satisfactory to County Counsel shall accompany the Instrument of Credit to authorize the County Department of Public Works to unilaterally withdraw any part of or all the Instrument of Credit to accomplish any of the work agreed to if it is not accomplished to the satisfaction of the County Department of Public Works by the date agreed. The cash deposit collected for grading, per the grading ordinance, will be used for emergency erosion measures. If said deposit collected for grading is less than \$5,000.00, the developer will supplement the deposit to equal \$5,000.00. The developer shall submit a letter to the County Department of Public Works authorizing the use of this deposit for emergency measures.

SANITATION

6. Specific Conditions:

- a. Prior to approval of the Final Map, the applicant shall present evidence to the Department of Public Works from the Sweetwater Authority stating that Sweetwater Authority Resolution 84-8 (attached) has been satisfied with respect to the protection of Sweetwater Reservoir from urban related runoff resulting from this development. Compliance is in the form of a County imposed fee paid to the Sweetwater Authority. The Planning Commission hereby determines that:
 - (1) The purpose of the fee is to assist in financing the design and construction of first flush urban runoff facilities to protect the water in the Sweetwater Reservoir as specified in the Sweetwater Authority's Resolution 84-8, Resolution of the Governing Board of Sweetwater Authority Establishing It's Policy Regarding Urban Run-Off Protection For The Sweetwater Reservoir, and the Luke-Dudek Design Study dated September 1, 1982, located in the office of the Sweetwater Authority.
 - (2) This development will cause additional urban runoff within the Sweetwater Reservoir watershed, which ultimately will flow into the Sweetwater Reservoir, adding to potential health problems. Incremental degradation of the water in the Sweetwater Reservoir resulting from urban runoff caused by this project needs to be mitigated by constructing specific flow capture and diversion structures to prevent contamination of the Sweetwater Reservoir.
 - (3) The fees paid to the Sweetwater Authority to protect the water in the Sweetwater Reservoir are based on estimated cost of the first flush bypass facilities planned for the drainage area and on this project's total percentage impact on the Sweetwater Reservoir.

FINAL MAP RECORDATION

Final Map requirements shall be shown on the Final Map or otherwise accomplished to the satisfaction of the Director of Public Works prior to submittal for approval by the Board of Supervisors:

(Streets and Dedication)

7. Specific Conditions:

- a. With the approval of the Final Map, dedicate the to-be-named on-site public cul-de-sac road to a right-of-way width of fifty-two foot (52') for a Public Residential Cul-de-Sac Road plus the right to construct and maintain slopes and drainage facilities, including a twenty-foot (20') radius property line corner rounding at the street intersection to the satisfaction of the Director of Public Works.
- b. The cul-de-sac shall terminate with a forty-eight foot radius.
- c. Prior to approval of improvement and/or grading plans, issuance of excavation permits, and issuance of any further grant of approval, the owners of this project will be required to sign a statement that they are aware of the County of San Diego, Department of Public Works, Pavement Cut Policy and that they have contacted all adjacent property owners and solicited their participation in the extension of utilities.
- d. Provide on-site and any necessary off-site drainage easements to the satisfaction of the Director of Public Works.
- e. Relinquish all access rights onto Hillsdale Road except for Donahue Drive to the satisfaction of the Director of Public Works.
- f. Contact the Department of Public Works to determine the desired location of the centerline for Hillsdale Road (SC2030) which is shown on the Circulation Element of the County General Plan as a Collector Road plus bike lanes. The following shall be shown on the Final Map.
 - (1) The centerline location as approved by the Department of Public Works.
- g. The Basis of Bearings for the Subdivision Map shall be in terms of the California Coordinate System Zone 6 NORTH AMERICAN DATUM OF 1983 by use of existing Horizontal Control stations with first order to the satisfaction of the Director of Public Works (Ref. San Diego County Subdivision Ordinance Section 81.811).
- h. The Subdivision Map shall be prepared to show two measured ties from the boundary of the subject property to existing Horizontal Control station(s) having California coordinate values of First order accuracy, as

published in the County of San Diego's Horizontal Control book. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e. Grid bearings and Grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of Ground-to-Grid distances shall be shown on the map, all to the satisfaction of the Director of Public Works (Ref. San Diego County Subdivision Ordinance Sections 81.811 and 81.506(j)).

(Miscellaneous)

8. Standard Conditions 25, 26, 27, and 28.
9. Specific Conditions:
 - a. No lot shall contain a net area of less than 0.5 acres. [DPLU - Regulatory Planning Division]

WAIVER AND EXCEPTIONS

These recommendations are pursuant to the provisions of the State Subdivision Map Act, the County Subdivision Ordinance, the County Public Road and Private Road Standards, and all other required ordinances of San Diego County except for a waiver or modification of the following:

- a. Standard Conditions for Tentative Maps:
 - (1) Standard Condition 11: Said condition pertains to condominium units or a planned development. This subdivision is neither a condominium nor a planned development.
 - (2) Standard Condition 27.1: Said condition states that the Final Map may be filed as units or groups of units. The Final Map for this project is required to include the entire area shown on the Tentative Map and shall not be filed as units or groups of units.
- b. County Public Road Standards:

Section 6.1, C.1, and Section 6.7, I.5.:

Said standards require 200' of spacing between driveways along a county maintained road. This waiver permits a reduction in the spacing. Donahue Drive is a Non-Circulation Element county maintained road. There are numerous driveways along Donahue Drive that have less than 200' of spacing between them.

Mitigated Negative Declaration,
TM 5518RPL¹; Log No. 06-14-046

- 11 -

April 30, 2008

ADOPTION STATEMENT: This Mitigated Negative Declaration was adopted and above California Environmental Quality Act findings made by the:

on _____

Rosemary Rowan, Planning Manager
Regulatory Planning Division



County of San Diego

DEPARTMENT OF PLANNING AND LAND USE

ERIC GIBSON
INTERIM DIRECTOR

5201 RUFFIN ROAD, SUITE B, SAN DIEGO, CALIFORNIA 92123-1666
INFORMATION (858) 694-2960
TOLL FREE (800) 411-0017
<http://landinfo.sdcountry.ca.gov>

April 30, 2008

CEQA Initial Study - Environmental Checklist Form (Based on the State CEQA Guidelines, Appendix G Rev. 10/04)

1. Project Number(s)/Environmental Log Number/Title:
TM 5518 / ER 06-14-046 / Donahue Drive Major Subdivision (7 lots)
2. Lead agency name and address:
County of San Diego, Department of Planning and Land Use
5201 Ruffin Road, Suite B,
San Diego, CA 92123-1666
3.
 - a. Contact: Rich Quasarano, Project Manager
 - b. Phone number: (858) 694-2982
 - c. E-mail: richard.quasarano@sdcounty.ca.gov.
4. Project location:
The project site is located south of the intersection of Hillsdale Road and Donahue Drive in the Valle de Oro Community Planning area, within unincorporated San Diego County. (APN 517-020-90; 517-020-91)

Thomas Brothers Coordinates: Page 1272, Grid G/7
5. Project Applicant name and address:
Hanna Maria L.L.C.
1530 Jamacha Road, Suite 2
El Cajon, CA 92019
6. General Plan Designation
Community Plan: Valle de Oro

Land Use Designation: (3) Residential
Density: 2 du / gross acre

7. Zoning
Use Regulation: RR2 – Rural Residential
Minimum Lot Size: 0.5 acres
Special Area Regulation: None
8. Description of project
The project is a Tentative Map to subdivide a 4.13 acre lot into seven residential lots. The project site is located south of the intersection of Hillsdale Road and Donahue Drive in the Valle de Oro Community Planning area, within unincorporated San Diego County. The site is subject to the General Plan Regional Category 1.1 Current Urban Development Area (CUDA), Land Use Designation (3) Residential. Zoning for the site is RR2 – Rural Residential. The site contains an existing single-family residence, which will be retained. Access is to be provided by a public road connecting to Donahue Drive. The project is to be served by sewer and imported water from the Otay Water District. Earthwork will consist of approximately 12,700 cubic yards of cut and 6,300 cubic yards of fill.
9. Surrounding land uses and setting:
The project site is surrounded on the north, west, and south by residential uses and undeveloped land to the east. The topography of the project site and adjacent land slopes gently (less than 15% grade) downward from the west to the east. The site is located within 3 miles of Interstate 8.
10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

<u>Permit Type/Action</u>	<u>Agency</u>
Landscape Plans	County of San Diego
Road Opening	County of San Diego
County Right-of-Way Permits	County of San Diego
Grading Permit	County of San Diego
Improvement Plans	County of San Diego
General Construction Storm water Permit	RWQCB
Waste Discharge Requirements Permit	RWQCB
Water District Approval	Otay Water District
Sewer District Approval	Otay Water District
Fire District Approval	San Miguel Consolidated Fire Protection District


ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The environmental factors checked below would be potentially affected by this project and involve at least one impact that is a "Potentially Significant Impact" or a "Potentially Significant Impact Unless Mitigation Incorporated," as indicated by the checklist on the following pages.

- | | | |
|---|---|---|
| <input type="checkbox"/> <u>Aesthetics</u> | <input type="checkbox"/> <u>Agriculture Resources</u> | <input type="checkbox"/> <u>Air Quality</u> |
| <input type="checkbox"/> <u>Biological Resources</u> | <input type="checkbox"/> <u>Cultural Resources</u> | <input type="checkbox"/> <u>Geology & Soils</u> |
| <input type="checkbox"/> <u>Hazards & Haz. Materials</u> | <input type="checkbox"/> <u>Hydrology & Water Quality</u> | <input type="checkbox"/> <u>Land Use & Planning</u> |
| <input type="checkbox"/> <u>Mineral Resources</u> | <input checked="" type="checkbox"/> <u>Noise</u> | <input type="checkbox"/> <u>Population & Housing</u> |
| <input type="checkbox"/> <u>Public Services</u> | <input type="checkbox"/> <u>Recreation</u> | <input checked="" type="checkbox"/> <u>Transportation/Traffic</u> |
| <input type="checkbox"/> <u>Utilities & Service Systems</u> | <input checked="" type="checkbox"/> <u>Mandatory Findings of Significance</u> | |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- ☐ On the basis of this Initial Study, the Department of Planning and Land Use finds that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ On the basis of this Initial Study, the Department of Planning and Land Use finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ On the basis of this Initial Study, the Department of Planning and Land Use finds that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.



 Signature

Richard Quasarano

 Printed Name

4/30/2008

 Date

Land Use/Environmental Planner

 Title

INSTRUCTIONS ON EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, Less Than Significant With Mitigation Incorporated, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. “Less than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are “Less Than Significant With Mitigation Incorporated,” describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significance

I. AESTHETICS -- Would the project:

a) Have a substantial adverse effect on a scenic vista?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: A vista is a view from a particular location or composite views along a roadway or trail. Scenic vistas often refer to views of natural lands, but may also be compositions of natural and developed areas, or even entirely of developed and unnatural areas, such as a scenic vista of a rural town and surrounding agricultural lands. What is scenic to one person may not be scenic to another, so the assessment of what constitutes a scenic vista must consider the perceptions of a variety of viewer groups.

The items that can be seen within a vista are visual resources. Adverse impacts to individual visual resources or the addition of structures or developed areas may or may not adversely affect the vista. Determining the level of impact to a scenic vista requires analyzing the changes to the vista as a whole and also to individual visual resources.

Scenic vistas are singular vantage points that offer unobstructed views of valued viewsheds, including areas designated as official scenic vistas along major highways or County designated visual resources. Based on a site visit completed by County staff on December 28, 2006, the proposed project is not located near or visible from a scenic vista and will not change the composition of an existing scenic vista. The project site is located at Hillsdale Road and Donahue Drive approximately 3 miles south of Interstate 8. Therefore, the proposed project will not have any substantial adverse effect on a scenic vista.

The project will not result in cumulative impacts on a scenic vista because the proposed project viewshed and past, present and future projects within that viewshed were evaluated to determine their cumulative effects. Refer to XVII. Mandatory Findings of Significance for a comprehensive list of the projects considered. Those projects listed in Section XVII are located within the scenic vista's viewshed and will not contribute to a cumulative impact because: the project proposes single-family residential development which is consistent with existing single-family residential development in the area. Therefore, the project will not result in adverse project or cumulative impacts on a scenic vista.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
|---|---|

☐ Less Than Significant With Mitigation Incorporated ☒ No Impact

Discussion/Explanation:

No Impact: State scenic highways refer to those highways that are officially designated by the California Department of Transportation (Caltrans) as scenic (Caltrans - California Scenic Highway Program). Generally, the area defined within a State scenic highway is the land adjacent to and visible from the vehicular right-of-way. The dimension of a scenic highway is usually identified using a motorist's line of vision, but a reasonable boundary is selected when the view extends to the distant horizon. The scenic highway corridor extends to the visual limits of the landscape abutting the scenic highway. Based on a site visit completed by County staff on December 28, 2006 the proposed project is not located near or visible within the same composite viewshed as a State scenic highway and will not change the visual composition of an existing scenic resource within a State scenic highway. Generally, the area defined within a State scenic highway is the land adjacent to and visible from the vehicular right-of-way. The dimension of a scenic highway is usually identified using a motorist's line of vision, but a reasonable boundary is selected when the view extends to the distant horizon. The project site is located at Hillsdale Road and Donahue Drive approximately 3 miles south of Interstate 8. Therefore, the proposed project will not have any substantial adverse effect on a scenic resource within a State scenic highway.

c) Substantially degrade the existing visual character or quality of the site and its surroundings?

☐ Potentially Significant Impact ☒ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated ☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: Visual character is the objective composition of the visible landscape within a viewshed. Visual character is based on the organization of the pattern elements line, form, color, and texture. Visual character is commonly discussed in terms of dominance, scale, diversity and continuity. Visual quality is the viewer's perception of the visual environment and varies based on exposure, sensitivity and expectation of the viewers. The existing visual character and quality of the project site and surrounding can be characterized as undeveloped property appearing to be previously graded and contain disturbed vegetation. It is highly visible due to its location at the intersection of two well traveled roads. The property gently slopes from a high point in the northwest corner to a low point in the southeast corner. The existing visual character and quality of the surrounding area be characterized as a largely developed with single family residential homes. Homes to the west are slightly higher than the project site. Views to the southwest take in distant mountains.

The proposed project is a seven lot residential subdivision. The project is compatible with the existing visual environment's visual character and quality for the following reasons: It proposes single family residential in keeping with the surrounding development. It will not create visual impacts or affect distant views.

The project will not result in cumulative impacts on visual character or quality because the entire existing viewshed and a list of past, present and future projects within that viewshed were evaluated. Refer to XVII. Mandatory Findings of Significance for a comprehensive list of the projects considered. Those projects listed in Section XVII are located within the viewshed surrounding the project and will not contribute to a cumulative impact for the following reasons: the project proposes single family residences in keeping with the surrounding development. Therefore, the project will not result in any adverse project or cumulative level effect on visual character or quality on-site or in the surrounding area.

- d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The proposed project will use outdoor lighting and is located within Zone B as identified by the San Diego County Light Pollution Code. However, it will not adversely affect nighttime views or astronomical observations, because the project will conform to the Light Pollution Code (Section 59.101-59.115), including the Zone B lamp type and shielding requirements per fixture and hours of operation limitations for outdoor lighting and searchlights.

The project will not contribute to significant cumulative impacts on day or nighttime views because the project will conform to the Light Pollution Code. The Code was developed by the San Diego County Department of Planning and Land Use and Department of Public Works in cooperation with lighting engineers, astronomers, land use planners from San Diego Gas and Electric, Palomar and Mount Laguna observatories, and local community planning and sponsor groups to effectively address and minimize the impact of new sources light pollution on nighttime views. The standards in the Code are the result of this collaborative effort and establish an acceptable level for new lighting. Compliance with the Code is required prior to issuance of any building permit for any project. Mandatory compliance for all new building permits ensures that this project in combination with all past, present and future projects will not contribute to a cumulatively considerable impact. Therefore, compliance with the Code ensures that the project will not create a significant new source of substantial light or glare, which would adversely affect daytime or nighttime views in the area, on a project or cumulative level

II. AGRICULTURE RESOURCES -- In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

- a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project site does not contain any lands designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. In addition, the project does not contain Farmland of Local Importance. Therefore, no Prime Farmland, Unique Farmland, Farmland of Statewide or Farmland of Local Importance will be converted to a non-agricultural use.

- b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project site is zoned RR2- Rural Residential, which is not considered to be an agricultural zone. Additionally, the project site's land is not under a Williamson Act Contract. Therefore, the project does not conflict with existing zoning for agricultural use, or a Williamson Act Contract.

- c) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The surrounding area within radius of 3 miles has land designated as Farmland of Local Importance and/or Unique Farmland. As a result, the proposed project was reviewed by Jarrett Ramaiya and was determined not to have significant adverse impacts related to the conversion of Prime Farmland, Unique Farmland, Farmland of Statewide Importance or Farmland of Local Importance to a non-agricultural use for the following reasons: the project is located in area primarily made up of residential uses and will not restrict or cause the conversion of existing agricultural operations. Therefore, no potentially significant project or cumulative level conversion of Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or Farmland of Local Importance to a non-agricultural use will occur as a result of this project.

III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

- a) Conflict with or obstruct implementation of the San Diego Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP)?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project proposes development that was anticipated in SANDAG growth projections used in development of the RAQS and SIP. Operation of the project will not result in emissions of significant quantities of criteria pollutants listed in the California Ambient Air Quality Standards or toxic air contaminants as identified by the California Air Resources Board. As such, the proposed project is not expected to conflict with either the RAQS or the SIP. In addition, the project is consistent the SANDAG growth projections used in the RAQS and SIP, therefore, the project will not contribute to a cumulatively considerable impact.

- b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

In general, air quality impacts from land use projects are the result of emissions from motor vehicles, and from short-term construction activities associated with such projects. The San Diego County Air Pollution Control District (SDAPCD) has established screening-level criteria for all new source review (NSR) in APCD Rule 20.2. For CEQA purposes, these screening-level criteria can be used as numeric methods to demonstrate that a project's total emissions (e.g. stationary and fugitive emissions, as well as emissions from mobile sources) would not result in a significant impact to air quality. Since APCD does not have screening-level criteria for emissions of volatile organic compounds (VOCs), the use of the screening level for reactive organic compounds (ROC) from the CEQA Air Quality Handbook for the South Coast Air Basin (SCAB), which has stricter standards for emissions of ROCs/VOCs than San Diego's, is appropriate. However, the eastern portions of the county have atmospheric conditions that are characteristic of the Southeast Desert Air Basin (SEDAB). SEDAB is not classified as an extreme non-attainment area for ozone and therefore has a less restrictive screening-level. Projects located in the eastern portions of the County can use the SEDAB screening-level threshold for VOCs.

Less Than Significant Impact: The project proposes the development of seven residential lots and one public cul-de-sac road. However, grading operations associated with the construction of the project would be subject to County of San Diego Grading Ordinance, which requires the implementation of dust control measures. Emissions from the construction phase would be minimal and localized, resulting in pollutant emissions below the screening-level criteria established by SDAPCD Rule 20.2 and by the South Coast Air Quality Management District (SCAQMD) CEQA Air Quality Handbook section 6.2 and 6.3. In addition, the vehicle trips generated from the project will result in 60 Average Daily Trips (ADTs). According to the Bay Area Air Quality Management District CEQA Guidelines for Assessing the Air Quality Impacts of Projects and Plans, projects that generate less than 2,000 ADT are below the Screening-Level Criteria established by SDAPCD Rule 20.2 and by the SCAQMD CEQA Air Quality Handbook section 6.2 and 6.3 for criteria pollutants. As such, the project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation.

- c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

San Diego County is presently in non-attainment for the 1-hour concentrations under the California Ambient Air Quality Standard (CAAQS) for Ozone (O₃). San Diego

County is also presently in non-attainment for the annual geometric mean and for the 24-hour concentrations of Particulate Matter less than or equal to 10 microns (PM₁₀) under the CAAQS. O₃ is formed when volatile organic compounds (VOCs) and nitrogen oxides (NO_x) react in the presence of sunlight. VOC sources include any source that burns fuels (e.g., gasoline, natural gas, wood, oil); solvents; petroleum processing and storage; and pesticides. Sources of PM₁₀ in both urban and rural areas include: motor vehicles, wood burning stoves and fireplaces, dust from construction, landfills, agriculture, wildfires, brush/waste burning, and industrial sources of windblown dust from open lands.

Less Than Significant Impact: Air quality emissions associated with the project include emissions of PM₁₀, NO_x and VOCs from construction/grading activities, and VOCs as the result of increase of traffic from operations at the facility. However, grading operations associated with the construction of the project would be subject to County of San Diego Grading Ordinance, which requires the implementation of dust control measures. Emissions from the construction phase would be minimal and localized, resulting in PM₁₀ and VOC emissions below the screening-level criteria established by SDAPCD Rule 20.2 and by the South Coast Air Quality Management District (SCAQMD) CEQA air quality handbook section 6.2 and 6.3. The vehicle trips generated from the project will result in 60 Average Daily Trips (ADTs). According to the Bay Area Air Quality Management District CEQA Guidelines for Assessing the Air Quality Impacts of Projects and Plans, projects that generate less than 2,000 ADT are below the Screening-Level Criteria established by SDAPCD Rule 20.2 and by the SCAQMD CEQA air quality handbook section 6.2 and 6.3 for VOCs and PM₁₀.

In addition, a list of past, present and future projects within the surrounding area were evaluated and none of these projects emit significant amounts of criteria pollutants. Refer to XVII. Mandatory Findings of Significance for a comprehensive list of the projects considered. The proposed project as well as the past, present and future projects within the surrounding area, have emissions below the screening-level criteria established by SDAPCD Rule 20.2 and by the SCAQMD CEQA air quality handbook section 6.2 and 6.3, therefore, the construction and operational emissions associated with the proposed project are not expected to create a cumulatively considerable impact nor a considerable net increase of PM₁₀, or any O₃ precursors.

d) Expose sensitive receptors to substantial pollutant concentrations?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: Based a site visit completed by County staff on December 28, 2006, no sensitive receptors have been identified within a quarter-mile (the radius determined by the SCAQMD in which the dilution of pollutants is typically

significant) occur of the proposed project. Valhalla High School and Vista Grande Elementary are located within ½ mile of the project site. Further, the proposed project will not generate significant levels of air pollutants. As such, the project will not expose sensitive populations to excessive levels of air pollutants.

e) Create objectionable odors affecting a substantial number of people?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project could produce objectionable odors, which would result from volatile organic compounds, ammonia, carbon dioxide, hydrogen sulfide, methane, alcohols, aldehydes, amines, carbonyls, esters, disulfides dust and endotoxins from the construction and operational phases. However, these substances, if present at all, would only be in trace amounts (less than $1 \mu\text{g}/\text{m}^3$). Subsequently, no significant air quality – odor impacts are expected to affect surrounding receptors. Moreover, the affects of objectionable odors are localized to the immediate surrounding area and will not contribute to a cumulatively considerable odor. A list of past, present and future projects within the surrounding area were evaluated and none of these projects create objectionable odors. Refer to XVII. Mandatory Findings of Significance for a comprehensive list of the projects considered.

IV. BIOLOGICAL RESOURCES -- Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less than Significant Impact: Based on an analysis of the County's Geographic Information System (GIS) records, the County's Comprehensive Matrix of Sensitive Species, site photos, a site visit by Valerie Walsh on August 1, 2007, and a Biological Resources Report dated March 2007 prepared by Vincent Scheidt, it has been determined that the site has been completely disturbed and contains no native habitats. One red-shouldered hawk was observed flying over the site. This species is considered a Group 1 sensitive species in the County. No other species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or

by the California Department of Fish and Game or U.S. Fish and Wildlife Service would be expected to occur on-site. The site does support eucalyptus trees along the southern boundary that may support nesting migratory birds and/or raptors. To minimize potential impacts to nesting migratory birds and raptors, no brushing, clearing or grading will occur within 300 feet of an active migratory bird or raptor nest during the breeding season of February 1 through August 31.

- b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: Based on a site visit conducted by staff biologist Valerie Walsh on August 1, 2007 and as supported by the Summary Biology Report dated March 2007 and prepared by Vincent N. Scheidt, it has been determined that the proposed project site does not contain any riparian habitats or other sensitive natural communities as defined by the County of San Diego Multiple Species Conservation Program, County of San Diego Resource Protection Ordinance, Natural Community Conservation Plan, Fish and Game Code, and Endangered Species Act or any other local or regional plans, policies or regulations. In addition, no riparian or otherwise sensitive habitat has been identified within or adjacent to the area proposed for off-site impacts resulting from road improvements, utility extensions, etc. Therefore, the project is not expected to have direct or indirect impacts from development on any riparian habitat or other sensitive natural community.

- c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: Based on an analysis of the County's Geographic Information System (GIS) records, the County's Comprehensive Matrix of Sensitive Species, site photos, a site visit by Valerie Walsh on August 1, 2007, and a Biological Resources Report dated March 2007 prepared by Vincent Scheidt, it has been determined that the proposed

project site does not contain any wetlands as defined by Section 404 of the Clean Water Act, including, but not limited to, marsh, vernal pool, stream, lake, river or water of the U.S., that could potentially be impacted through direct removal, filling, hydrological interruption, diversion or obstruction by the proposed development. Therefore, no impacts will occur to wetlands defined by Section 404 of the Clean Water Act in which the Army Corps of Engineers maintains jurisdiction over.

- d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less than Significant Impact: Based on an analysis of the County's Geographic Information System (GIS) records, the County's Comprehensive Matrix of Sensitive Species, site photos, a site visit by Valerie Walsh on August 1, 2007, it has been determined that the site has been completely disturbed and contains no native habitats. Although the eucalyptus trees and disturbed land could support nesting migratory birds and/or raptors the site would not support any significant nesting areas due to past disturbance. Therefore, impedance of the movement of any native resident or migratory fish or wildlife species, or established native resident or migratory wildlife corridors, or impedance of the use of native wildlife nursery sites would not be expected as a result of the proposed project.

- e) Conflict with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, other approved local, regional or state habitat conservation plan or any other local policies or ordinances that protect biological resources?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: Refer to the attached Ordinance Compliance Checklist for further information on consistency with any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, other approved local, regional or state habitat conservation plan, including, Habitat Management Plans (HMP) Special Area Management Plans (SAMP) or any other local policies or ordinances that protect

biological resources including the Resource Protection Ordinance (RPO), Habitat Loss Permit (HLP).

V. CULTURAL RESOURCES -- Would the project:

- a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: Based on an analysis of records and a survey of the property by County of San Diego staff archaeologist, Gail Wright on December 28, 2006, it has been determined that there are no impacts to historical resources because they do not occur within the project site. The results of the survey are provided in an historical resources report titled, "*Cultural Resources Survey Report for TM 5518, Log No. 06-14-046 – Donahue Drive Subdivision APN 517-020-90, 91*", prepared by Gail Wright, dated December 28, 2006.

- b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: Based on an analysis of records and a survey of the property by County of San Diego staff archaeologist, Gail Wright on December 28, 2006, it has been determined that the project site does not contain any archaeological resources. The results of the survey are provided in an historical resources report titled, "*Cultural Resources Survey Report for TM 5518, Log No. 06-14-046 – Donahue Drive Subdivision APN 517-020-90, 91*", prepared by Gail Wright, dated December 28, 2006.

- c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: Unique Geologic Features – The site does not contain any unique geologic features that have been catalogued within the Conservation Element (Part X) of the County's General Plan (see Appendix G for a listing of unique geological features) or support any known geologic characteristics that have the potential to support unique geologic features. Additionally, based on a site visit by Gail Wright on December 28, 2006 no known unique geologic features were identified on the property or in the immediate vicinity. Unique Paleontological Resources - A review of the paleontological maps provided by the San Diego Museum of Natural History indicates that the project is located entirely on plutonic igneous rock and has no potential for producing fossil remains.

d) Disturb any human remains, including those interred outside of formal cemeteries?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: Based on an analysis of records and a survey of the property by County of San Diego staff archaeologist, Gail Wright on December 28, 2006, it has been determined that the project will not disturb any human remains because the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains. The results of the survey are provided in an historical resources report titled, "*Cultural Resources Survey Report for TM 5518, Log No. 06-14-046 – Donahue Drive Subdivision APN 517-020-90, 91*", prepared by Gail Wright, dated December 28, 2006.

VI. GEOLOGY AND SOILS -- Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

- i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?
Refer to Division of Mines and Geology Special Publication 42.

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project is not located in a fault rupture hazard zone identified by the Alquist-Priolo Earthquake Fault Zoning Act, Special Publication 42, Revised 1997, Fault-Rupture Hazards Zones in California, or located within any other area with substantial evidence of a known fault. Therefore, there will be no impact from the exposure of people or structures to adverse effects from a known hazard zone as a result of this project.

ii. Strong seismic ground shaking?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The Uniform Building Code (UBC) and the California Building Code (CBC) classifies all San Diego County with the highest seismic zone criteria, Zone 4. However, the project is not located within 5 kilometers of the centerline of a known active-fault zone as defined within the Uniform Building Code's Maps of Known Active Fault Near-Source Zones in California. In addition, the project will have to conform to the Seismic Requirements -- Chapter 16 Section 162- *Earthquake Design* as outlined within the California Building Code. Section 162 requires a soils compaction report with proposed foundation recommendations to be approved by a County Structural Engineer before the issuance of a building or grading permit. Therefore, there will be no impact from the exposure of people or structures to potential adverse effects from strong seismic ground shaking as a result of this project.

iii. Seismic-related ground failure, including liquefaction?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The geology of the project site is identified as cretaceous plutonic. This geologic environment is not susceptible to ground failure from seismic activity. In addition, the site is not underlain by poor artificial fill or located within a floodplain. Therefore, there will be no impact from the exposure of people to adverse effects from a known area susceptible to ground failure.

iv. Landslides?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Incorporated

Discussion/Explanation:

Less than Significant Impact: The site is located within a low to marginal susceptibility landslide susceptibility zone. Also, staff has determined that the geologic environment of the project area has a low probability to be located within an area of potential or pre-existing conditions that could become unstable in the event of seismic activity.

b) Result in substantial soil erosion or the loss of topsoil?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: According to the Soil Survey of San Diego County, the soils on-site are identified as CmrG, VsG, VsE, and RaC that have a soil erodibility rating of "moderate" and/or "severe" as indicated by the Soil Survey for the San Diego Area, prepared by the US Department of Agriculture, Soil Conservation and Forest Service dated December 1973. However, the project will not result in substantial soil erosion or the loss of topsoil for the following reasons:

- The project will not result in unprotected erodible soils; will not alter existing drainage patterns; is not located in a floodplain, wetland, or significant drainage feature; and will not develop steep slopes.
- The project has prepared a Stormwater Management Plan dated December 21, 2007 prepared by K&S Engineering. The plan includes the following Best Management Practices to ensure sediment does not erode from the project site: silt fence, fiber rolls, stockpile management, stabilized construction entrance/exit, gravel bag berm, spill prevention and control, and covering minor slopes created incidental to construction and not subject to a major or minor grading permit with plastic or tarp and establishing vegetative cover within 180 days of completion of the slope and prior to final building approval.
- The project involves grading. However, the project is required to comply with the San Diego County Code of Regulations, Title 8, Zoning and Land Use Regulations, Division 7, Sections 87.414 (DRAINAGE - EROSION PREVENTION) and 87.417 (PLANTING). Compliance with these regulations minimizes the potential for water and wind erosion.

Due to these factors, it has been found that the project will not result in substantial soil erosion or the loss of topsoil on a project level.

In addition, the project will not contribute to a cumulatively considerable impact because all the of past, present and future projects included on the list of projects that involve grading or land disturbance are required to follow the requirements of the San Diego County Code of Regulations, Title 8, Zoning and Land Use Regulations, Division 7, Sections 87.414 (DRAINAGE - EROSION PREVENTION) and 87.417 (PLANTING); Order 2001-01 (NPDES No. CAS 0108758), adopted by the San Diego Region RWQCB on February 21, 2001; County Watershed Protection, Storm Water Management, and Discharge Control Ordinance (WPO) (Ord. No. 9424); and County Storm water Standards Manual adopted on February 20, 2002, and amended January 10, 2003 (Ordinance No. 9426). Refer to XVII. Mandatory Findings of Significance for a comprehensive list of the projects considered.

- c) Will the project produce unstable geological conditions that will result in adverse impacts resulting from landslides, lateral spreading, subsidence, liquefaction or collapse?

<input type="checkbox"/> Potentially Significant Impact	<input checked="" type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

Discussion/Explanation:

Less than Significant Impact: The project is not located on or near geological formations that are unstable or would potentially become unstable as a result of the project. On a site visit completed by County staff on December 28, 2006 no geological formations or features were noted that would produce unstable geological conditions as a result of the project. For further information refer to VI Geology and Soils, Question a., i-iv listed above.

- d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

<input type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input checked="" type="checkbox"/> No Impact

Discussion/Explanation:

No Impact: The project does not contain expansive soils as defined by Table 18-I-B of the Uniform Building Code (1994). The soils on-site are CmrG, VsG, VsE, and RaC. These soils have a shrink-swell behavior of low and represent no substantial risks to life or property. Therefore, the project will not create a substantial risk to life or property. This was confirmed by staff review of the Soil Survey for the San Diego Area, prepared by the US Department of Agriculture, Soil Conservation and Forest Service dated December 1973.

- e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project will rely on public water and sewer for the disposal of wastewater. A service availability letter dated September 26, 2006 has been received from the Otay Water District indicating that the facility has adequate capacity for the projects wastewater disposal needs. No septic tanks or alternative wastewater disposal systems are proposed.

VII. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:

- a) Create a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes?

- | | |
|--|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporation | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project will not create a significant hazard to the public or the environment because it does not propose the storage, use, transport, emission, or disposal of Hazardous Substances, nor are Hazardous Substances proposed or currently in use in the immediate vicinity.

- b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project will not contain, handle, or store any potential sources of chemicals or compounds that would present a significant risk of accidental explosion or release of hazardous substances.

- c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project is not located within one-quarter mile of an existing or proposed school. Therefore, the project will not have any effect on an existing or proposed school.

- d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project is not located on a site listed in the State of California Hazardous Waste and Substances sites list compiled pursuant to Government Code Section 65962.5.

- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The proposed project is not located within a Comprehensive Land Use Plan (CLUP) for airports; or within two miles of a public airport. Also, the project does not propose construction of any structure equal to or greater than 150 feet in height, constituting a safety hazard to aircraft and/or operations from an airport or heliport. Therefore, the project will not constitute a safety hazard for people residing or working in the project area.

- f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The proposed project is not within one mile of a private airstrip. As a result, the project will not constitute a safety hazard for people residing or working in the project area.

- g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

The following sections summarize the project's consistency with applicable emergency response plans or emergency evacuation plans.

i. OPERATIONAL AREA EMERGENCY PLAN:

Less Than Significant Impact: The Operational Area Emergency Plan is a framework document that provides direction to local jurisdictions to develop specific operational area of San Diego County. It provides guidance for emergency planning and requires subsequent plans to be established by each jurisdiction that has responsibilities in a disaster situation. The project will not interfere with this plan because it will not prohibit subsequent plans from being established.

ii. SAN DIEGO COUNTY NUCLEAR POWER STATION EMERGENCY RESPONSE PLAN

No Impact: The San Diego County Nuclear Power Station Emergency Response Plan will not be interfered with by the project due to the location of the project, plant and the specific requirements of the plan. The emergency plan for the San Onofre Nuclear Generating Station includes an emergency planning zone within a 10-mile radius. All land area within 10 miles of the plant is not within the jurisdiction of the unincorporated County and as such a project in the unincorporated area is not expected to interfere with any response or evacuation.

iii. OIL SPILL CONTINGENCY ELEMENT

No Impact: The Oil Spill Contingency Element will not be interfered with because the project is not located along the coastal zone or coastline.

iv. EMERGENCY WATER CONTINGENCIES ANNEX AND ENERGY SHORTAGE RESPONSE PLAN

No Impact: The Emergency Water Contingencies Annex and Energy Shortage Response Plan will not be interfered with because the project does not propose altering major water or energy supply infrastructure, such as the California Aqueduct.

v. DAM EVACUATION PLAN

No Impact: The Dam Evacuation Plan will not be interfered with because the project is located outside a dam inundation zone.

- h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The proposed project is adjacent to wildlands that have the potential to support wildland fires. However, the project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires because the project will comply with the regulations relating to emergency access, water supply, and defensible space specified in the Consolidated Fire Code for the 17 Fire Protection Districts in San Diego County and Appendix II-A, as adopted and amended by the local fire protection district. Implementation of these fire safety standards will occur during the Tentative Map, Tentative Parcel Map, or building permit process. Also, a Fire Service Availability Letter and conditions, dated September 26, 2006, have been received from the San Miguel Consolidated Fire Protection District. The conditions from the San Miguel Consolidated Fire Protection District include: a fire hydrant at lot 1 or 5, automatic sprinkler systems in all structures, clearance of brush or vegetative growth from structures, and road improvements. The Fire Service Availability Letter indicates the expected emergency travel time to the project site to be 5 minutes. The Maximum Travel Time allowed pursuant to the County Public Facilities Element is 5 minutes. Therefore, based on the review of the project by County staff, through compliance with the Consolidated Fire Code and Appendix II-A and through compliance with the San Miguel Consolidated Fire Protection District's conditions, it is not

anticipated that the project will expose people or structures to a significant risk of loss, injury or death involving hazardous wildland fires. Moreover, the project will not contribute to a cumulatively considerable impact, because all past, present and future projects in the surrounding area required to comply with the Consolidated Fire Code and Appendix II-A.

- i) Propose a use, or place residents adjacent to an existing or reasonably foreseeable use that would substantially increase current or future resident's exposure to vectors, including mosquitoes, rats or flies, which are capable of transmitting significant public health diseases or nuisances?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project does not involve or support uses that allow water to stand for a period of 72 hours (3 days) or more (e.g. artificial lakes, agricultural irrigation ponds). Also, the project does not involve or support uses that will produce or collect animal waste, such as equestrian facilities, agricultural operations (chicken coops, dairies etc.), solid waste facility or other similar uses. Moreover, based on a site visit completed by County staff on December 28, 2006 there are none of these uses on adjacent properties. Therefore, the project will not substantially increase current or future resident's exposure to vectors, including mosquitoes, rats or flies.

VIII. HYDROLOGY AND WATER QUALITY -- Would the project:

- a) Violate any waste discharge requirements?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project proposes a seven-lot residential subdivision which requires a NPDES General Permit for Discharges of Storm Water Associated with Construction Activities. The project applicant has provided a copy of a Storm Water Management Plan which demonstrates that the project will comply with all requirements of a NPDES General Permit for Discharges of Storm Water Associated with Construction Activities. The project site proposes and will be required to implement the following site design measures and/or source control BMPs and/or treatment control BMPs to reduce potential pollutants to the maximum extent practicable from entering storm water runoff: minimizing the impervious footprint, conserving natural areas where feasible, draining impervious areas such as rooftops and sidewalks into adjacent

landscaping, minimizing erosion from slopes, signage prohibiting illegal dumping, employing rain shutoff devices to prevent irrigation after precipitation, grass swales, grass strips, and storm drain inlets. These measures will enable the project to meet waste discharge requirements as required by the Land-Use Planning for New Development and Redevelopment Component of the San Diego Municipal Permit (SDRWQCB Order No. 2001-01), as implemented by the San Diego County Jurisdictional Urban Runoff Management Program (JURMP) and Standard Urban Storm Water Mitigation Plan (SUSMP).

Finally, the project's conformance to the waste discharge requirements listed above ensures the project will not create cumulatively considerable water quality impacts related to waste discharge because, through the permit, the project will conform to Countywide watershed standards in the JURMP and SUSMP, derived from State regulation to address human health and water quality concerns. Therefore, the project will not contribute to a cumulatively considerable impact to water quality from waste discharges.

- b) Is the project tributary to an already impaired water body, as listed on the Clean Water Act Section 303(d) list? If so, could the project result in an increase in any pollutant for which the water body is already impaired?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project lies in the Middle Sweetwater (Hillsdale) and Jamacha hydrologic subarea, within the Sweetwater hydrologic unit. According to the Clean Water Act Section 303(d) list, July 2003, although portions of the San Diego Bay are impaired for coliform bacteria, no portion of the Sweetwater River, which is tributary to the Bay, is impaired. Constituents of concern in the Sweetwater River watershed include coliform bacteria and trace metals.

The project proposes the following activities that are associated with these pollutants: activities associated with single-family residential development such as car washing, landscaping and irrigation, and construction activities associated with building the homes. However, the following site design measures and/or source control BMPs and/or treatment control BMPs will be employed such that potential pollutants will be reduced in any runoff to the maximum extent practicable so as not to increase the level of these pollutants in receiving waters: minimizing the impervious footprint, conserving natural areas where feasible, draining impervious areas such as rooftops and sidewalks into adjacent landscaping, minimizing erosion from slopes, signage prohibiting illegal dumping, employing rain shutoff devices to prevent irrigation after precipitation, grass swales, grass strips, and storm drain inlets.

The proposed BMPs are consistent with regional surface water and storm water planning and permitting process that has been established to improve the overall water quality in County watersheds. As a result the project will not contribute to a cumulative impact to an already impaired water body, as listed on the Clean Water Act Section 303(d). Regional surface water and storm water permitting regulation for County of San Diego, Incorporated Cities of San Diego County, and San Diego Unified Port District includes the following: Order 2001-01 (NPDES No. CAS 0108758), adopted by the San Diego Region RWQCB on February 21, 2001; County Watershed Protection, Storm Water Management, and Discharge Control Ordinance (WPO) (Ord. No. 9424); County Storm water Standards Manual adopted on February 20, 2002, and amended January 10, 2003 (Ordinance No. 9426). The stated purposes of these ordinances are to protect the health, safety and general welfare of the County of San Diego residents; to protect water resources and to improve water quality; to cause the use of management practices by the County and its citizens that will reduce the adverse effects of polluted runoff discharges on waters of the state; to secure benefits from the use of storm water as a resource; and to ensure the County is compliant with applicable state and federal laws. Ordinance No. 9424 (WPO) has discharge prohibitions, and requirements that vary depending on type of land use activity and location in the County. Ordinance No. 9426 is Appendix A of Ordinance No. 9424 (WPO) and sets out in more detail, by project category, what Dischargers must do to comply with the Ordinance and to receive permits for projects and activities that are subject to the Ordinance. Collectively, these regulations establish standards for projects to follow which intend to improve water quality from headwaters to the deltas of each watershed in the County. Each project subject to WPO is required to prepare a Storm water Management Plan that details a project's pollutant discharge contribution to a given watershed and propose BMPs or design measures to mitigate any impacts that may occur in the watershed.

- c) Could the proposed project cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The Regional Water Quality Control Board has designated water quality objectives for waters of the San Diego Region as outlined in Chapter 3 of the Water Quality Control Plan (Plan). The water quality objectives are necessary to protect the existing and potential beneficial uses of each hydrologic unit as described in Chapter 2 of the Plan.

The project lies in the Jamacha & Hillsdale hydrologic subareas, within the San Diego Bay hydrologic unit that has the following existing and potential beneficial uses for inland surface waters, coastal waters, reservoirs and lakes, and ground water:

municipal and domestic supply; agricultural supply; industrial process supply, industrial service supply; hydropower generation; contact water recreation; non-contact water recreation; warm freshwater habitat; cold freshwater habitat; wildlife habitat; commercial and sport fishing; estuarine habitat; marine habitat; migration of aquatic organisms; shellfish harvesting; and, rare, threatened, or endangered species habitat.

The project proposes the following potential sources of polluted runoff: activities associated with single-family residential development such as car washing, landscaping and irrigation, and construction activities associated with building the homes. However, the following site design measures and/or source control BMPs and/or treatment control BMPs will be employed to reduce potential pollutants in runoff to the maximum extent practicable, such that the proposed project will not cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses: minimizing the impervious footprint, conserving natural areas where feasible, draining impervious areas such as rooftops and sidewalks into adjacent landscaping, minimizing erosion from slopes, signage prohibiting illegal dumping, employing rain shutoff devices to prevent irrigation after precipitation, grass swales, grass strips, and storm drain inlets.

In addition, the proposed BMPs are consistent with regional surface water, storm water and groundwater planning and permitting process that has been established to improve the overall water quality in County watersheds. As a result, the project will not contribute to a cumulatively considerable exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses. Refer to Section VIII., Hydrology and Water Quality, Question b, for more information on regional surface water and storm water planning and permitting process.

- d) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project will obtain its water supply from the Otay Water District that obtains water from surface reservoirs or other imported water source. The project will not use any groundwater for any purpose, including irrigation, domestic or commercial demands. In addition, the project does not involve operations that would interfere substantially with groundwater recharge including, but not limited to the following: the project does not involve regional diversion of water to another groundwater basin; or diversion or channelization of a stream course or waterway with impervious layers, such

as concrete lining or culverts, for substantial distances (e.g. ¼ mile). These activities and operations can substantially affect rates of groundwater recharge. Therefore, no impact to groundwater resources is anticipated.

- e) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project proposes Residential Subdivision. As outlined in the Storm water Management Plan (SWMP) received December 21, 2007 and prepared by K & S Engineering, Inc., the project will implement site design measures, source control, and/or treatment control BMP's to reduce potential pollutants, including sediment from erosion or siltation, to the maximum extent practicable from entering storm water runoff. These measures will control erosion and sedimentation and satisfy waste discharge requirements as required by the Land-Use Planning for New Development and Redevelopment Component of the San Diego Municipal Permit (SDRWQCB Order No. 2001-01), as implemented by the San Diego County Jurisdictional Urban Runoff Management Program (JURMP) and Standard Urban Storm Water Mitigation Plan (SUSMP). The SWMP specifies and describes the implementation process of all BMP's that will address equipment operation and materials management, prevent the erosion process from occurring, and prevent sedimentation in any onsite and downstream drainage swales. The Department of Public Works will ensure that the Plan is implemented as proposed. Due to these factors, it has been found that the project will not result in significantly increased erosion or sedimentation potential and will not alter any drainage patterns of the site or area on- or off-site. In addition, because erosion and sedimentation will be controlled within the boundaries of the project, the project will not contribute to a cumulatively considerable impact. For further information on soil erosion refer to VI, Geology and Soils, Question b.

- f) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The proposed project will not significantly alter established drainage patterns or significantly increase the amount of runoff for the following reasons, based on a Drainage Study prepared by K & S Engineering, Inc. and received April 12, 2007:

- a. Drainage will be designed to flow to either natural drainage channels or approved drainage facilities.
- b. The project will not increase surface runoff exiting the project site equal to or greater than one cubic foot/second.

Therefore, the project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site. Moreover, the project will not contribute to a cumulatively considerable alteration or a drainage pattern or increase in the rate or amount of runoff, because the project will not substantially increase water surface elevation or runoff exiting the site, as detailed above.

- g) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project does not propose to create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems.

- h) Provide substantial additional sources of polluted runoff?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project proposes the following potential sources of polluted runoff: activities associated with single-family residential development such as car washing, landscaping and irrigation, and construction activities associated with building the homes. However, the following site design measures and/or source control BMPs and/or treatment control BMPs will be employed such that potential pollutants will

be reduced in runoff to the maximum extent practicable: minimizing the impervious footprint, conserving natural areas where feasible, draining impervious areas such as rooftops and sidewalks into adjacent landscaping, minimizing erosion from slopes, signage prohibiting illegal dumping, employing rain shutoff devices to prevent irrigation after precipitation, grass swales, grass strips, and storm drain inlets. Refer to VIII Hydrology and Water Quality Questions a, b, c, for further information.

- i) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, including County Floodplain Maps?

<input type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input checked="" type="checkbox"/> No Impact

Discussion/Explanation:

No Impact: No FEMA mapped floodplains, County-mapped floodplains or drainages with a watershed greater than 25 acres were identified on the project site therefore, no impact will occur.

- j) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

<input type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input checked="" type="checkbox"/> No Impact

Discussion/Explanation:

No Impact: No 100-year flood hazard areas were identified on the project site; therefore, no impact will occur.

- k) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

<input type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input checked="" type="checkbox"/> No Impact

Discussion/Explanation:

No Impact: The project site lies outside any identified special flood hazard area including a mapped dam inundation area for a major dam/reservoir within San Diego County. In addition, the project is not located immediately downstream of a minor dam

that could potentially flood the property. Therefore, the project will not expose people to a significant risk of loss, injury or death involving flooding.

l) Inundation by seiche, tsunami, or mudflow?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

i. SEICHE

No Impact: The project site is not located along the shoreline of a lake or reservoir; therefore, could not be inundated by a seiche.

ii. TSUNAMI

No Impact: The project site is located more than a mile from the coast; therefore, in the event of a tsunami, would not be inundated.

iii. MUDFLOW

No Impact: Mudflow is type of landslide. The site is not located within a landslide susceptibility zone. Also, staff has determined that the geologic environment of the project area has a low probability to be located within an area of potential or pre-existing conditions that could become unstable in the event of seismic activity. In addition, though the project does propose land disturbance that will expose unprotected soils, the project is not located downstream from unprotected, exposed soils within a landslide susceptibility zone. Therefore, it is not anticipated that the project will expose people or property to inundation due to a mudflow.

IX. LAND USE AND PLANNING -- Would the project:

a) Physically divide an established community?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project does not propose the introducing new infrastructure such major roadways or water supply systems, or utilities to the area. Therefore, the proposed project will not significantly disrupt or divide the established community.

- b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The proposed project is subject to the Regional Land Use Element Policy 1.1 Current Urban Development Area (CUDA) and General Plan Land Use Designation (3) Residential. The General Plan permits a maximum density of 2 dwelling units per gross acres. The proposed project has density that is consistent with the General Plan. The project is subject to the policies of the Valle de Oro Community Plan. The proposed project is consistent with the policies of the Valle de Oro Community Plan. The current zone is RR2 – Rural Residential, which requires a net minimum lot size of 0.5 acres. The proposed project is consistent with the Zoning Ordinance requirements for minimum lot size.

X. MINERAL RESOURCES -- Would the project:

- a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact:

The project site has been classified by the California Department of Conservation – Division of Mines and Geology (Update of Mineral Land Classification: Aggregate Materials in the Western San Diego Production-Consumption Region, 1997) as an area of “Potential Mineral Resource Significance” (MRZ-3). However, the project site is surrounded by densely developed land uses including single-family homes which are incompatible to future extraction of mineral resources on the project site. A future mining operation at the project site would likely create a significant impact to neighboring properties for issues such as noise, air quality, traffic, and possibly other impacts. Therefore, implementation of the project will not result in the loss of availability of a known mineral resource that would be of value since the mineral resource has already been lost due to incompatible land uses.

- b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project site is zoned RR2 – Rural Residential, which is not considered to be an Extractive Use Zone (S-82) nor does it have an Impact Sensitive Land Use Designation (24) with an Extractive Land Use Overlay (25) (County Land Use Element, 2000).

XI. NOISE -- Would the project result in:

- a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

- | | |
|--|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input checked="" type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant With Mitigation Incorporated:

The project consists of a 7 lot residential subdivision. Lot 7 is occupied by an existing residential structure. Based on a site visit completed by County staff on December 28, 2006 and as described in the Noise Analysis prepared by Eilar Associates and received on August 31, 2007, the surrounding area supports a residential use zone and an S80 zone to the east. Implementation of a sound attenuation barrier and dedication of a Noise Protection Easement will ensure that the proposed subdivision will not expose people to potentially significant noise levels that exceed the allowable limits of the County of San Diego General Plan, County of San Diego Noise Ordinance, and other applicable standards for the following reasons:

General Plan – Noise Element

The County of San Diego General Plan, Noise Element, Policy 4b addresses noise sensitive areas and requires an acoustical study to be prepared for any use that may expose noise sensitive area to noise in excess of a Community Noise Equivalent Level (CNEL) of 60 decibels (dBA). Moreover, if the project is excess of CNEL 60 dB(A), modifications must be made to project to reduce noise levels. Noise sensitive areas include residences, hospitals, schools, libraries or similar facilities where quiet is an important attribute. Based on a Noise Analysis prepared by Eilar Associates and

received on August 31, 2007, future traffic noise levels at the center of the proposed residential pads will range from 54.6 dBA CNEL at Lot 2 and 61.6 dBA CNEL at Lot 5. Mitigation is required and can be achieved by construction of a combination of a 2 foot high and 2½ foot high sound attenuation barrier along the northern perimeter and a portion of the eastern perimeter of Lot 6. Implementation of the recommended sound attenuation barrier will reduce these noise impacts to a maximum of 59.7 dBA CNEL. Please refer to Section 5.1 and Figure 8 for the detailed results of the noise calculations and the location of the recommended sound barrier mitigation. Additionally, the location of the future traffic 60 dBA CNEL contour line includes portions of Lot 3, and the entire area of Lots 4, 5, 6 and 7. Staff recommends a Noise Protection Easement over a portion of Lot 3 and the entire area of Lots 4, 5, 6, 7. Therefore, implementation of the recommended 2 to 2.5 foot high sound barrier mitigation and dedication of a Noise Protection Easement will ensure the project will not expose people to potentially significant noise levels that exceed the allowable limits of the County of San Diego General Plan, Noise Element and will not exceed County Noise Standards.

Noise Ordinance – Section 36-404

Based on a Noise Analysis prepared by Eilar Associates and received on August 31, 2007, non-transportation noise generated by the project is not expected to exceed the standards of the County of San Diego Noise Ordinance (Section 36-404) at or beyond the project's property line. The site is zoned RR2 and has a one-hour nighttime average sound limit of 45 dBA. The Noise Analysis states the project's noise levels at the adjoining properties will not exceed County Noise Standards.

Noise Ordinance – Section 36-410

Based on a Noise Analysis prepared by Eilar Associates and dated received on August 31, 2007, the project will not generate construction noise that may exceed the standards of the County of San Diego Noise Ordinance (Section 36-410). Construction operations will occur only during permitted hours of operation pursuant to Section 36-410. Also, It is not anticipated that the project will operate construction equipment in excess of an average sound level of 75dB between the hours of 7 AM and 7 PM.

Finally, the project's conformance to the County of San Diego General Plan (Noise Element, Policy 4b) and County of San Diego Noise Ordinance (Section 36-404 and 36.410) ensures the project will not create cumulatively considerable noise impacts, because the project will not exceed the local noise standards for noise sensitive areas; and the project will not exceed the applicable noise level limits at the property line or construction noise limits, derived from State regulation to address human health and quality of life concerns. Therefore, the project will not contribute to a cumulatively considerable exposure of persons or generation of noise levels in excess of standards established in the local general plan, noise ordinance, and applicable standards of other agencies.

- b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact:

The project proposes residences where low ambient vibration is essential for interior operation and/or sleeping conditions. However, the facilities are typically setback more than 50 feet from any County Circulation Element (CE) roadway using rubber-tired vehicles with projected groundborne noise or vibration contours of 38 VdB or less; any property line for parcels zoned industrial or extractive use; or any permitted extractive uses. A setback of 50 feet from the roadway centerline for heavy-duty truck activities would insure that these proposed uses or operations do not have any chance of being impacted significantly by groundborne vibration or groundborne noise levels (Harris, Miller Miller and Hanson Inc., *Transit Noise and Vibration Impact Assessment* 1995, Rudy Hendriks, *Transportation Related Earthborne Vibrations* 2002). This setback insures that this project site will not be affected by any future projects that may support sources of groundborne vibration or groundborne noise related to the adjacent roadways.

Also, the project does not propose any major, new or expanded infrastructure such as mass transit, highways or major roadways or intensive extractive industry that could generate excessive groundborne vibration or groundborne noise levels and impact vibration sensitive uses in the surrounding area.

Therefore, the project will not expose persons to or generate excessive groundborne vibration or groundborne noise levels on a project or cumulative level.

- c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

- | | |
|--|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input checked="" type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant With Mitigation Incorporated:

The project involves the following permanent noise sources that may increase the ambient noise level: vehicle traffic traveling on Donahue Drive and Hillsdale Road. As indicated in the response listed under Section XI Noise, Question a., implementation of a sound attenuation barrier and dedication of a Noise Protection Easement will ensure that the proposed subdivision will not expose people to potentially significant noise levels that exceed the allowable limits of the County of San Diego General Plan, County

of San Diego Noise Ordinance, and other applicable standards. Also, the project is not expected to expose existing or planned noise sensitive areas to noise 10 dB CNEL over existing ambient noise levels based on a Noise Analysis prepared by Eilar Associates received on August 31, 2007. Studies completed by the Organization of Industry Standards (ISO 362; ISO 1996 1-3; ISO 3095; and ISO 3740-3747) state an increase of 10 dB is perceived as twice as loud and is perceived as a significant increase in the ambient noise level.

The project will not result in cumulatively noise impacts because a list of past, present and future projects within in the vicinity were evaluated. It was determined that the project in combination with a list of past, present and future project would not expose existing or planned noise sensitive areas to noise 10 dB CNEL over existing ambient noise levels. Refer to XVII. Mandatory Findings of Significance for a comprehensive list of the projects considered.

- d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project does not involve any uses that may create substantial temporary or periodic increases in ambient noise levels in the project vicinity including but not limited to extractive industry; outdoor commercial or industrial uses that involve crushing, cutting, drilling, grinding, or blasting of raw materials; truck depots, transfer stations or delivery areas; or outdoor sound systems.

Also, general construction noise is not expected to exceed the construction noise limits of the County of San Diego Noise Ordinance (Section 36-410), which are derived from State regulations to address human health and quality of life concerns. Construction operations will occur only during permitted hours of operation pursuant to Section 36-410. Also, it is not anticipated that the project will operate construction equipment in excess of 75 dB for more than an 8 hours during a 24-hour period. Therefore, the project would not result in a substantial temporary or periodic increase in existing ambient noise levels in the project vicinity.

- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
|---|---|

- ☐ Less Than Significant With Mitigation Incorporated ☒ No Impact

Discussion/Explanation:

No Impact: The proposed project is not located within a Comprehensive Land Use Plan (CLUP) for airports or within 2 miles of a public airport or public use airport. Therefore, the project will not expose people residing or working in the project area to excessive airport-related noise levels.

- f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

- ☐ Potentially Significant Impact ☐ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated ☒ No Impact

Discussion/Explanation:

No Impact: The proposed project is not located within a one-mile vicinity of a private airstrip; therefore, the project will not expose people residing or working in the project area to excessive airport-related noise levels.

XII. POPULATION AND HOUSING -- Would the project:

- a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

- ☐ Potentially Significant Impact ☐ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated ☒ No Impact

Discussion/Explanation:

No Impact: The proposed project will not induce substantial population growth in an area because the project does not propose any physical or regulatory change that would remove a restriction to or encourage population growth in an area including, but limited to the following: new or extended infrastructure or public facilities; new commercial or industrial facilities; large-scale residential development; accelerated conversion of homes to commercial or multi-family use; or regulatory changes including General Plan amendments, specific plan amendments, zone reclassifications, sewer or water annexations; or LAFCO annexation actions.

- b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The property currently has one existing single-family residence, which is to remain. This residential development would not displace any amount of existing housing. Potentially a total of six additional single-family dwellings will exist when the lots are developed.

- c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The property currently has one existing single-family residence, which is to remain. This residential development would not displace any amount of existing housing. Potentially a total of six additional single-family dwellings will exist when the lots are developed. Therefore, the proposed project will not displace a substantial number of people

XIII. PUBLIC SERVICES

- a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance service ratios, response times or other performance objectives for any of the public services:

- i. Fire protection?
- ii. Police protection?
- iii. Schools?
- iv. Parks?
- v. Other public facilities?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: Based on the service availability forms received for the project, the proposed project will not result in the need for significantly altered services or facilities. Service availability forms have been provided which indicate existing services are available to the project from the following agencies/districts: Otay Water District, San Miguel Consolidated Fire Protection District, the Cajon Valley Union School District, and the Grossmont Union High School District. The project does not involve the construction of new or physically altered governmental facilities including but not limited to fire protection facilities, sheriff facilities, schools, or parks in order to maintain acceptable service ratios, response times or other performance service ratios or objectives for any public services. Therefore, the project will not have an adverse physical effect on the environment because the project does not require new or significantly altered services or facilities to be constructed.

XIV. RECREATION

- a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project involves a residential subdivision that will increase the use of existing neighborhood and regional parks or other recreational facilities. To avoid substantial physical deterioration of local recreation facilities the project will be required to pay fees or dedicate land for local parks to the County pursuant to the Park Land Dedication Ordinance (PLDO). The Park Land Dedication Ordinance (PLDO) is the mechanism that enables the funding or dedication of local parkland in the County. The PLDO establishes several methods by which developers may satisfy their park requirements. Options include the payment of park fees, the dedication of a public park, the provision of private recreational facilities, or a combination of these methods. PLDO funds must be used for the acquisition, planning, and development of local parkland and recreation facilities. Local parks are intended to serve the recreational needs of the communities in which they are located. The proposed project opted to pay park fees. Therefore, the project meets the requirements set forth by the PLDO for adequate parkland dedication and thereby reducing impacts, including cumulative impacts to local recreational facilities. The project will not result in significant cumulative impacts, because all past, present and future residential projects are required to comply with the requirements of PLDO. Refer to XVII. Mandatory Findings of Significance for a comprehensive list of the projects considered.

There is an existing surplus of County Regional Parks. Currently, there is over 21,765 acres of regional parkland owned by the County, which far exceeds the General Plan standard of 15 acres per 1,000 population. In addition, there are over one million acres of publicly owned land in San Diego County dedicated to parks or open space including Federal lands, State Parks, special districts, and regional river parks. Due to the extensive surplus of existing publicly owned lands that can be used for recreation the project will not result in substantial physical deterioration of regional recreational facilities or accelerate the deterioration of regional parkland. Moreover, the project will not result any cumulatively considerable deterioration or accelerated deterioration of regional recreation facilities because even with all past, present and future residential projects a significant surplus of regional recreational facilities will remain.

- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project does not include recreational facilities or require the construction or expansion of recreational facilities. Therefore, the construction or expansion of recreational facilities cannot have an adverse physical effect on the environment.

XV. TRANSPORTATION/TRAFFIC -- Would the project:

- a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less than Significant Impact: The project will generate approximately an additional 60 ADT. The project was reviewed by DPW and was determined not to result in a substantial increase in the number of vehicle trips, volume of capacity ratio on roads, or congestion at intersections in relation to existing conditions for the following reasons: The adjacent roads are operating at a level of service "C" or better. Therefore, the project will not have a significant direct project impact on traffic volume, which is

considered substantial in relation to existing traffic load and capacity of the street system.

- b) Exceed, either individually or cumulatively, a level of service standard established by the County congestion management agency and/or as identified by the County of San Diego Transportation Impact Fee Program for designated roads or highways?

- | | |
|--|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input checked="" type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant With Mitigation Incorporated: The County of San Diego has developed an overall programmatic solution that addresses existing and projected future road deficiencies in the unincorporated portion of San Diego County. This program includes the adoption of a Transportation Impact Fee (TIF) program to fund improvements to roadways necessary to mitigate potential cumulative impacts caused by traffic from future development. Based on SANDAG regional growth and land use forecasts, the SANDAG Regional Transportation Model was utilized to analyze projected build-out (year 2030) development conditions on the existing circulation element roadway network throughout the unincorporated area of the County. Based on the results of the traffic modeling, funding necessary to construct transportation facilities that will mitigate cumulative impacts from new development was identified. Existing roadway deficiencies will be corrected through improvement projects funded by other public funding sources, such as TransNet, gas tax, and grants. Potential cumulative impacts to the region's freeways have been addressed in SANDAG's Regional Transportation Plan (RTP). This plan, which considers freeway buildout over the next 30 years, will use funds from TransNet, state, and federal funding to improve freeways to projected level of service objectives in the RTP.

The proposed project generates 60 ADT. These trips will be distributed on circulation element roadways in the County that were analyzed by the TIF program, some of which currently or are projected to operate at inadequate levels of service. These project trips therefore contribute to a potential significant cumulative impact and mitigation is required. The potential growth represented by this project was included in the growth projections upon which the TIF program is based. Therefore, payment of the TIF, which will be required at issuance of building permits, in combination with other components of the program described above, will mitigate potential cumulative traffic impacts to less than significant.

- c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The proposed project is located outside of an Airport Master Plan Zone and is not adjacent to any public or private airports; therefore, the project will not result in a change in air traffic patterns.

- d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The proposed project will not significantly alter traffic safety on Donahue Drive. The owner will provide evidence that there is a minimum unobstructed sight distance in both directions along Donahue Drive from proposed driveway on Lot 7, for the prevailing operating speed of traffic on Donahue Drive, to the satisfaction of the Director of the Department of Public Works. All road improvements will be constructed according to the County of San Diego Public and Private Road Standards. Roads used to access the proposed project site are up to County standards. The proposed project will not place incompatible uses (e.g., farm equipment) on existing roadways. Therefore, the proposed project will not significantly increase hazards due to design features or incompatible uses.

- e) Result in inadequate emergency access?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The proposed project will not result in inadequate emergency access. The San Miguel Consolidated Fire Protection District has reviewed the proposed project and associated emergency access roadways and has determined that there is adequate emergency fire access proposed. Additionally, roads used will be required to be improved to County standards.

- f) Result in inadequate parking capacity?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The Zoning Ordinance Section 6758 Parking Schedule requires two on-site parking spaces for each dwelling unit. The proposed lots have sufficient area to provide at least two on-site parking spaces consistent with the Zoning Ordinance.

- g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project does not propose any hazards or barriers for pedestrians or bicyclists. Any required improvements will be constructed to maintain existing conditions as it relates to pedestrians and bicyclists.

XVI. UTILITIES AND SERVICE SYSTEMS -- Would the project:

- a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project proposes to discharge domestic waste to a community sewer system that is permitted to operate by the Regional Water Quality Control Board (RWQCB). A project facility availability form has been received from Otay Water District that indicates the district will serve the project. The following conditions are required by the Otay Water District. Therefore, because the project will be discharging wastewater to a RWQCB permitted community sewer system and will be required to satisfy the conditions listed above, the project is consistent with the wastewater treatment requirements of the RWQCB, including the Regional Basin Plan.

- b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project does not include new or expanded water or wastewater treatment facilities. In addition, the project does not require the construction or expansion of water or wastewater treatment facilities. Based on the service availability forms received, the project will not require construction of new or expanded water or wastewater treatment facilities. Service availability forms have been provided which indicate adequate water and wastewater treatment facilities are available to the project from the following agencies/districts: Otay Water District. Therefore, the project will not require any construction of new or expanded facilities, which could cause significant environmental effects.

- c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact:

The project involves new storm water drainage facilities. The new facilities include grass swales, grass strips, and detention basins. Refer to the Storm water Management Plan dated December 21, 2007 for more information. However, as outlined in this Environmental Analysis Form Section I-XVII, the new facilities will not result in adverse physical effect on the environment. Specifically, refer to Section VIII for more information.

- d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project requires water service from the Otay Water District. A Service Availability Letter from the Otay Water District has been provided, indicating adequate water resources and entitlements are available to serve the requested water resources. Therefore, the project will have sufficient water supplies available to serve the project.

- e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project requires wastewater service from the Otay Water District. A Service Availability Letter from the Otay Water District has been provided, indicating adequate wastewater service capacity is available to serve the requested demand. Therefore, the project will not interfere with any wastewater treatment provider's service capacity.

- f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: Implementation of the project will generate solid waste. All solid waste facilities, including landfills require solid waste facility permits to operate. In San Diego County, the County Department of Environmental Health, Local Enforcement Agency issues solid waste facility permits with concurrence from the California Integrated Waste Management Board (CIWMB) under the authority of the Public Resources Code (Sections 44001-44018) and California Code of Regulations Title 27, Division 2, Subdivision 1, Chapter 4 (Section 21440et seq.). There are five, permitted active landfills in San Diego County with remaining capacity. Therefore, there is sufficient existing permitted solid waste capacity to accommodate the project's solid waste disposal needs.

- g) Comply with federal, state, and local statutes and regulations related to solid waste?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less than Significant Impact: Implementation of the project will generate solid waste. All solid waste facilities, including landfills require solid waste facility permits to operate. In San Diego County, the County Department of Environmental Health, Local Enforcement Agency issues solid waste facility permits with concurrence from the California Integrated Waste Management Board (CIWMB) under the authority of the Public Resources Code (Sections 44001-44018) and California Code of Regulations Title 27, Division 2, Subdivision 1, Chapter 4 (Section 21440et seq.). The project will deposit all solid waste at a permitted solid waste facility and therefore, will comply with Federal, State, and local statutes and regulations related to solid waste.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE:

- a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less than Significant Impact: Per the instructions for evaluating environmental impacts in this Initial Study, the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory were considered in the response to each question in sections IV and V of this form. In addition to project specific impacts, this evaluation considered the projects potential for significant cumulative effects. There is no substantial evidence that there are biological or cultural resources that are affected or associated with this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

- b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

- ☐ Potentially Significant Impact ☐ Less than Significant Impact
☒ Less Than Significant With Mitigation Incorporated ☐ No Impact

Discussion/Explanation:

The following list of past, present and future projects were considered and evaluated as a part of this Initial Study:

PROJECT NAME	PERMIT/MAP NUMBER
Church of St. Luke	P90-050
Zillo Lot Split	TPM 20426
Frances Knoll, 7 lots	TM 5482

Per the instructions for evaluating environmental impacts in this Initial Study, the potential for adverse cumulative effects were considered in the response to each question in sections I through XVI of this form. In addition to project specific impacts, this evaluation considered the projects potential for incremental effects that are cumulatively considerable. As a result of this evaluation, there were determined to be potentially significant cumulative effects related to traffic. However, mitigation has been included that clearly reduces these cumulative effects to a level below significance. This mitigation includes payment of the Traffic Impact Fee (TIF). As a result of this evaluation, there is no substantial evidence that, after mitigation, there are cumulative effects associated with this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

- c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

- ☐ Potentially Significant Impact ☐ Less than Significant Impact
☒ Less Than Significant With Mitigation Incorporated ☐ No Impact

Discussion/Explanation:

Less than Significant with Mitigation Incorporated: In the evaluation of environmental impacts in this Initial Study, the potential for adverse direct or indirect impacts to human beings were considered in the response to certain questions in

sections I. Aesthetics, III. Air Quality, VI. Geology and Soils, VII. Hazards and Hazardous Materials, VIII Hydrology and Water Quality XI. Noise, XII. Population and Housing, and XV. Transportation and Traffic. As a result of this evaluation, there were determined to be potentially significant effects to human beings related to the following traffic and noise. However, mitigation has been included that clearly reduces these effects to a level below significance. This mitigation includes payment of the Transportation Impact Fee (TIF) and construction of a 2 to 2½ foot high sound barrier to be constructed along the northern property lines of Lots 4, 5 and 6, with a return along the eastern perimeter of Lot 6 and dedication of a Noise Protection Easement over a strip of land 165-feet from the centerline of Hillsdale Road on a portion of Lot 3 and the entire area of Lots 4, 5, 6 and 7. As a result of this evaluation, there is no substantial evidence that, after mitigation, there are adverse effects to human beings associated with this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

XVIII. REFERENCES USED IN THE COMPLETION OF THE INITIAL STUDY CHECKLIST

All references to Federal, State and local regulation are available on the Internet. For Federal regulation refer to <http://www4.law.cornell.edu/uscode/>. For State regulation refer to www.leginfo.ca.gov. For County regulation refer to www.amlegal.com. All other references are available upon request.

Vincent N. Scheidt, May 2007, Summary Biology Report, TM 5518

Acoustical Analysis Report prepared by Eilar Associates, dated August 28, 2007

Stormwater Management Plan (SWMP) prepared by K&S Engineering dated December 21, 2007

Preliminary Drainage Study prepared by K&S Engineering, dated April 12, 2007

Cultural Resources Survey Report for TM 5518; Log No. 06-14-046 – Donahue Drive Subdivision APN 517-020-90,-91 prepared by Gail Wright dated December 28, 2006.

AESTHETICS

California Street and Highways Code [California Street and Highways Code, Section 260-283.
(<http://www.leginfo.ca.gov/>)

California Scenic Highway Program, California Streets and Highways Code, Section 260-283.
(<http://www.dot.ca.gov/hq/LandArch/scenic/scpr.htm>)

County of San Diego, Department of Planning and Land Use. The Zoning Ordinance of San Diego County. Sections 5200-5299; 5700-5799; 5900-5910, 6322-6326.
(www.co.san-diego.ca.us)

County of San Diego, Board Policy I-73: Hillside Development Policy. (www.co.san-diego.ca.us)

County of San Diego, Board Policy I-104: Policy and Procedures for Preparation of Community Design Guidelines, Section 396.10 of the County Administrative

Code and Section 5750 et seq. of the County Zoning Ordinance. (www.co.san-diego.ca.us)

County of San Diego, General Plan, Scenic Highway Element VI and Scenic Highway Program. (ceres.ca.gov)

County of San Diego Light Pollution Code, Title 5, Division 9 (Sections 59.101-59.115 of the County Code of Regulatory Ordinances) as added by Ordinance No 6900, effective January 18, 1985, and amended July 17, 1986 by Ordinance No. 7155. (www.amlegal.com)

County of San Diego Wireless Communications Ordinance [San Diego County Code of Regulatory Ordinances.
(www.amlegal.com)

Design Review Guidelines for the Communities of San Diego County. (Alpine, Bonsall, Fallbrook, Julian, Lakeside, Ramona, Spring Valley, Sweetwater, Valley Center).

Federal Communications Commission, Telecommunications Act of 1996 [Telecommunications Act of 1996, Pub. LA. No. 104-104, 110 Stat. 56 (1996).
(<http://www.fcc.gov/Reports/tcom1996.txt>)

Institution of Lighting Engineers, Guidance Notes for the Reduction of Light Pollution, Warwickshire, UK, 2000
(<http://www.dark-skies.org/ile-gd-e.htm>)

International Light Inc., Light Measurement Handbook, 1997.
(www.intl-light.com)

Rensselaer Polytechnic Institute, Lighting Research Center, National Lighting Product Information Program (NLPPI), Lighting Answers, Volume 7, Issue 2, March 2003.
(www.lrc.rpi.edu)

US Census Bureau, Census 2000, Urbanized Area Outline Map, San Diego, CA.
(<http://www.census.gov/geo/www/maps/ua2kmaps.htm>)

US Department of the Interior, Bureau of Land Management (BLM) modified Visual Management System.
(www.blm.gov)

US Department of Transportation, Federal Highway Administration (FHWA) Visual Impact Assessment for Highway Projects.

US Department of Transportation, National Highway System Act of 1995 [Title III, Section 304. Design Criteria for the National Highway System.
(<http://www.fhwa.dot.gov/legisregs/nhsdatoc.html>)

AGRICULTURE RESOURCES

California Department of Conservation, Farmland Mapping and Monitoring Program, "A Guide to the Farmland Mapping and Monitoring Program," November 1994.
(www.consrv.ca.gov)

California Department of Conservation, Office of Land Conversion, "California Agricultural Land Evaluation and Site Assessment Model Instruction Manual," 1997.
(www.consrv.ca.gov)

California Farmland Conservancy Program, 1996.
(www.consrv.ca.gov)

California Land Conservation (Williamson) Act, 1965.
(www.ceres.ca.gov, www.consrv.ca.gov)

California Right to Farm Act, as amended 1996.
(www.qp.gov.bc.ca)

County of San Diego Agricultural Enterprises and Consumer Information Ordinance, 1994, Title 6, Division 3, Ch. 4. Sections 63.401-63.408. (www.amlegal.com)

County of San Diego, Department of Agriculture, Weights and Measures, "2002 Crop Statistics and Annual Report," 2002. (www.sdcounty.ca.gov)

United States Department of Agriculture, Natural Resource Conservation Service LESA System.
(www.nrcs.usda.gov, www.swcs.org).

United States Department of Agriculture, Soil Survey for the San Diego Area, California. 1973. (soils.usda.gov)

AIR QUALITY

CEQA Air Quality Analysis Guidance Handbook, South Coast Air Quality Management District, Revised November 1993. (www.aqmd.gov)

County of San Diego Air Pollution Control District's Rules and Regulations, updated August 2003. (www.co.san-diego.ca.us)

Federal Clean Air Act US Code; Title 42; Chapter 85 Subchapter 1. (www4.law.cornell.edu)

BIOLOGY

California Department of Fish and Game (CDFG). Southern California Coastal Sage Scrub Natural Community Conservation Planning Process Guidelines. CDFG and California Resources Agency, Sacramento, California. 1993. (www.dfg.ca.gov)

County of San Diego, An Ordinance Amending the San Diego County Code to Establish a Process for Issuance of

the Coastal Sage Scrub Habitat Loss Permits and Declaring the Urgency Thereof to Take Effect Immediately, Ordinance No. 8365. 1994, Title 8, Div 6, Ch. 1. Sections 86.101-86.105, 87.202.2.
(www.amlegal.com)

County of San Diego, Biological Mitigation Ordinance, Ord. Nos. 8845, 9246, 1998 (new series). (www.co.san-diego.ca.us)

County of San Diego, Implementing Agreement by and between United States Fish and Wildlife Service, California Department of Fish and Game and County of San Diego. County of San Diego, Multiple Species Conservation Program, 1998.

County of San Diego, Multiple Species Conservation Program, County of San Diego Subarea Plan, 1997.

Holland, R.R. Preliminary Descriptions of the Terrestrial Natural Communities of California. State of California, Resources Agency, Department of Fish and Game, Sacramento, California, 1986.

Memorandum of Understanding [Agreement Between United States Fish and Wildlife Service (USFWS), California Department of Fish and Game (CDFG), California Department of Forestry and Fire Protection (CDF), San Diego County Fire Chief's Association and the Fire District's Association of San Diego County.

Stanislaus Audubon Society, Inc. v County of Stanislaus (5th Dist. 1995) 33 Cal.App.4th 144, 155-159 [39 Cal. Rptr.2d 54]. (www.ceres.ca.gov)

U.S. Army Corps of Engineers Environmental Laboratory. Corps of Engineers Wetlands Delineation Manual. U.S. Army Corps of Engineers, Wetlands Research Program Technical Report Y-87-1. 1987.
(<http://www.wes.army.mil/>)

U.S. Environmental Protection Agency. America's wetlands: our vital link between land and water. Office of Water, Office of Wetlands, Oceans and Watersheds. EPA843-K-95-001. 1995b. (www.epa.gov)

U.S. Fish and Wildlife Service and National Marine Fisheries Service. Habitat Conservation Planning Handbook. Department of Interior, Washington, D.C. 1996.
(endangered.fws.gov)

U.S. Fish and Wildlife Service and National Marine Fisheries Service. Consultation Handbook: Procedures for Conducting Consultation and Conference Activities Under Section 7 of the Endangered Species Act. Department of Interior, Washington, D.C. 1998. (endangered.fws.gov)

U.S. Fish and Wildlife Service. Environmental Assessment and Land Protection Plan for the Vernal Pools Stewardship Project. Portland, Oregon. 1997.

U.S. Fish and Wildlife Service. Vernal Pools of Southern California Recovery Plan. U.S. Department of Interior, Fish and Wildlife Service, Region One, Portland, Oregon, 1998. (ecos.fws.gov)

U.S. Fish and Wildlife Service. Birds of conservation concern 2002. Division of Migratory. 2002.
(migratorybirds.fws.gov)

CULTURAL RESOURCES

California Health & Safety Code. §18950-18961, State Historic Building Code. (www.leginfo.ca.gov)

California Health & Safety Code. §5020-5029, Historical Resources. (www.leginfo.ca.gov)

California Health & Safety Code. §7050.5, Human Remains. (www.leginfo.ca.gov)

California Native American Graves Protection and Repatriation Act, (AB 978), 2001. (www.leginfo.ca.gov)

California Public Resources Code §5024.1, Register of Historical Resources. (www.leginfo.ca.gov)

California Public Resources Code. §5031-5033, State Landmarks. (www.leginfo.ca.gov)

California Public Resources Code. §5097-5097.6, Archaeological, Paleontological, and Historic Sites. (www.leginfo.ca.gov)

California Public Resources Code. §5097.9-5097.991, Native American Heritage. (www.leginfo.ca.gov)

City of San Diego. Paleontological Guidelines. (revised) August 1998.

County of San Diego, Local Register of Historical Resources (Ordinance 9493), 2002. (www.co.san-diego.ca.us)

Demere, Thomas A., and Stephen L. Walsh. Paleontological Resources San Diego County. Department of Paleontology, San Diego Natural History Museum. 1994.

Moore, Ellen J. Fossil Mollusks of San Diego County. San Diego Society of Natural history. Occasional; Paper 15. 1968.

U.S. Code including: American Antiquities Act (16 USC §431-433) 1906. Historic Sites, Buildings, and Antiquities Act (16 USC §461-467), 1935. Reservoir Salvage Act (16 USC §469-469c) 1960. Department of Transportation Act (49 USC §303) 1966. National Historic Preservation Act (16 USC §470 et seq.) 1966. National Environmental Policy Act (42 USC §4321) 1969. Coastal Zone Management Act (16 USC §1451) 1972. National Marine Sanctuaries Act (16 USC §1431) 1972. Archaeological and Historical Preservation Act (16 USC §469-469c) 1974. Federal Land Policy and Management Act (43 USC §35) 1976. American Indian Religious Freedom Act (42 USC §1996 and 1996a) 1978. Archaeological Resources Protection Act (16 USC §470aa-mm) 1979. Native American Graves Protection and Repatriation Act (25 USC §3001-3013) 1990. Intermodal Surface Transportation Efficiency Act (23 USC §101, 109) 1991. American Battlefield Protection Act (16 USC 469k) 1996. (www4.law.cornell.edu)

GEOLOGY & SOILS

California Department of Conservation, Division of Mines and Geology, California Alquist-Priolo Earthquake Fault Zoning Act, Special Publication 42, Revised 1997. (www.consrv.ca.gov)

California Department of Conservation, Division of Mines and Geology, Fault-Rupture Hazard Zones in California, Special Publication 42, revised 1997. (www.consrv.ca.gov)

California Department of Conservation, Division of Mines and Geology, Special Publication 117, Guidelines for Evaluating and Mitigating Seismic Hazards in California, 1997. (www.consrv.ca.gov)

County of San Diego Code of Regulatory Ordinances Title 6, Division 8, Chapter 3, Septic Ranks and Seepage Pits. (www.amlegal.com)

County of San Diego Department of Environmental Health, Land and Water Quality Division, February 2002. On-site Wastewater Systems (Septic Systems): Permitting Process and Design Criteria. (www.sdcountry.ca.gov)

County of San Diego Natural Resource Inventory, Section 3, Geology.

United States Department of Agriculture, Soil Survey for the San Diego Area, California. 1973. (soils.usda.gov)

HAZARDS & HAZARDOUS MATERIALS

American Planning Association, Zoning News, "Saving Homes from Wildfires: Regulating the Home Ignition Zone," May 2001.

California Building Code (CBC), Seismic Requirements, Chapter 16 Section 162. (www.buildersbook.com)

California Education Code, Section 17215 and 81033. (www.leginfo.ca.gov)

California Government Code. § 8585-8589, Emergency Services Act. (www.leginfo.ca.gov)

California Hazardous Waste and Substances Site List. April 1998. (www.dtsc.ca.gov)

California Health & Safety Code Chapter 6.95 and §25117 and §25316. (www.leginfo.ca.gov)

California Health & Safety Code § 2000-2067. (www.leginfo.ca.gov)

California Health & Safety Code. §17922.2. Hazardous Buildings. (www.leginfo.ca.gov)

California Public Utilities Code, SDCRAA. Public Utilities Code, Division 17, Sections 170000-170084. (www.leginfo.ca.gov)

California Resources Agency, "OES Dam Failure Inundation Mapping and Emergency Procedures Program", 1996. (ceres.ca.gov)

County of San Diego, Consolidated Fire Code Health and Safety Code §13869.7, including Ordinances of the 17 Fire Protection Districts as Ratified by the San Diego County Board of Supervisors, First Edition, October 17, 2001 and Amendments to the Fire Code portion of the State Building Standards Code, 1998 Edition.

County of San Diego, Department of Environmental Health Community Health Division Vector Surveillance and Control. Annual Report for Calendar Year 2002. March 2003. (www.sdcountry.ca.gov)

County of San Diego, Department of Environmental Health, Hazardous Materials Division. California Accidental Release Prevention Program (CalARP) Guidelines. (<http://www.sdcountry.ca.gov>), (www.oes.ca.gov)

County of San Diego, Department of Environmental Health, Hazardous Materials Division. Hazardous Materials Business Plan Guidelines. (www.sdcountry.ca.gov)

County of San Diego Code of Regulatory Ordinances, Title 3, Div 5, CH. 3, Section 35.39100.030, Wildland/Urban Interface Ordinance, Ord. No.9111, 2000. (www.amlegal.com)

Robert T. Stafford Disaster Relief and Emergency Assistance Act as amended October 30, 2000, US Code, Title 42, Chapter 68, 5121, et seq. (www4.law.cornell.edu)

Unified San Diego County Emergency Services Organization Operational Area Emergency Plan, March 2000.

Unified San Diego County Emergency Services Organization Operational Area Energy Shortage Response Plan, June 1995.

Uniform Building Code. (www.buildersbook.com)

Uniform Fire Code 1997 edition published by the Western Fire Chiefs Association and the International Conference of Building Officials, and the National Fire Protection Association Standards 13 & 13-D, 1996 Edition, and 13-R, 1996 Edition. (www.buildersbook.com)

HYDROLOGY & WATER QUALITY

American Planning Association, Planning Advisory Service Report Number 476 Non-point Source Pollution: A Handbook for Local Government

California Department of Water Resources, California Water Plan Update. Sacramento: Dept. of Water Resources State of California. 1998. (rubicon.water.ca.gov)

California Department of Water Resources, California's Groundwater Update 2003 Bulletin 118, April 2003. (www.groundwater.water.ca.gov)

California Department of Water Resources, Water Facts, No. 8, August 2000. (www.dpla2.water.ca.gov)

California Disaster Assistance Act. Government Code, § 8680-8692. (www.leginfo.ca.gov)

California State Water Resources Control Board, NPDES General Permit Nos. CAS000001 INDUSTRIAL ACTIVITIES (97-03-DWQ) and CAS000002 Construction Activities (No. 99-08-DWQ) (www.swrcb.ca.gov)

California Storm Water Quality Association, California Storm Water Best Management Practice Handbooks, 2003.

California Water Code, Sections 10754, 13282, and 60000 et seq. (www.leginfo.ca.gov)

Colorado River Basin Regional Water Quality Control Board, Region 7, Water Quality Control Plan. (www.swrcb.ca.gov)

County of San Diego Regulatory Ordinance, Title 8, Division 7, Grading Ordinance. Grading, Clearing and Watercourses. (www.amlegal.com)

County of San Diego, Groundwater Ordinance. #7994. (www.sdcounty.ca.gov, <http://www.amlegal.com/>)

County of San Diego, Project Clean Water Strategic Plan, 2002. (www.projectcleanwater.org)

County of San Diego, Watershed Protection, Storm Water Management, and Discharge Control Ordinance, Ordinance Nos. 9424 and 9426. Chapter 8, Division 7, Title 6 of the San Diego County Code of Regulatory Ordinances and amendments. (www.amlegal.com)

County of San Diego. Board of Supervisors Policy I-68. Diego Proposed Projects in Flood Plains with Defined Floodways. (www.co.san-diego.ca.us)

Federal Water Pollution Control Act (Clean Water Act), 1972, Title 33, Ch.26, Sub-Ch.1. (www4.law.cornell.edu)

Freeze, Allan and Cherry, John A., Groundwater, Prentice-Hall, Inc. New Jersey, 1979.

Heath, Ralph C., Basic Ground-Water Hydrology, United States Geological Survey Water-Supply Paper; 2220, 1991.

National Flood Insurance Act of 1968. (www.fema.gov)

National Flood Insurance Reform Act of 1994. (www.fema.gov)

Porter-Cologne Water Quality Control Act, California Water Code Division 7. Water Quality. (ceres.ca.gov)

San Diego Association of Governments, Water Quality Element, Regional Growth Management Strategy, 1997. (www.sandag.org)

San Diego Regional Water Quality Control Board, NPDES Permit No. CAS0108758. (www.swrcb.ca.gov)

San Diego Regional Water Quality Control Board, Water Quality Control Plan for the San Diego Basin. (www.swrcb.ca.gov)

LAND USE & PLANNING

California Department of Conservation Division of Mines and Geology, Open File Report 96-04, Update of Mineral Land Classification: Aggregate Materials in the Western San Diego County Production Consumption Region, 1996. (www.consrv.ca.gov)

California Environmental Quality Act, CEQA Guidelines, 2003. (ceres.ca.gov)

California Environmental Quality Act, Public Resources Code 21000-21178; California Code of Regulations, Guidelines for Implementation of CEQA, Appendix G, Title 14, Chapter 3, §15000-15387. (www.leginfo.ca.gov)

California General Plan Glossary of Terms, 2001. (ceres.ca.gov)

California State Mining and Geology Board, SP 51, California Surface Mining and Reclamation Policies and Procedures, January 2000. (www.consrv.ca.gov)

County of San Diego Code of Regulatory Ordinances, Title 8, Zoning and Land Use Regulations. (www.amlegal.com)

County of San Diego, Board of Supervisors Policy I-84: Project Facility. (www.sdcounty.ca.gov)

County of San Diego, Board Policy I-38, as amended 1989. (www.sdcounty.ca.gov)

County of San Diego, Department of Planning and Land Use. The Zoning Ordinance of San Diego County. (www.co.san-diego.ca.us)

County of San Diego, General Plan as adopted and amended from September 29, 1971 to April 5, 2000. (ceres.ca.gov)

County of San Diego. Resource Protection Ordinance, compilation of Ord.Nos. 7968, 7739, 7685 and 7631. 1991.

Design Review Guidelines for the Communities of San Diego County.

Guide to the California Environmental Quality Act (CEQA) by Michael H. Remy, Tina A. Thomas, James G. Moore, and Whitman F. Manley, Point Arena, CA: Solano Press Books, 1999. (ceres.ca.gov)

MINERAL RESOURCES

National Environmental Policy Act, Title 42, 36.401 et. seq. 1969. (www4.law.cornell.edu)

Subdivision Map Act, 2003. (ceres.ca.gov)

U.S. Geologic Survey, Causey, J. Douglas, 1998, MAS/MILS Mineral Location Database.

U.S. Geologic Survey, Frank, David G., 1999, (MRDS) Mineral Resource Data System.

NOISE

California State Building Code, Part 2, Title 24, CCR, Appendix Chapter 3, Sound Transmission Control, 1988. (www.buildersbook.com)

County of San Diego Code of Regulatory Ordinances, Title 3, Div 6, Chapter 4, Noise Abatement and Control, effective February 4, 1982. (www.amlegal.com)

County of San Diego General Plan, Part VIII, Noise Element, effective December 17, 1980. (ceres.ca.gov)

Federal Aviation Administration, Federal Aviation Regulations, Part 150 Airport Noise Compatibility Planning (revised January 18, 1985). (<http://www.access.gpo.gov/>)

Harris Miller Miller and Hanson Inc., *Transit Noise and Vibration Impact Assessment*, April 1995. (<http://ntl.bts.gov/data/rail05/rail05.html>)

International Standard Organization (ISO), ISO 362; ISO 1996 1-3; ISO 3095; and ISO 3740-3747. (www.iso.ch)

U.S. Department of Transportation, Federal Highway Administration, Office of Environment and Planning, Noise and Air Quality Branch. "Highway Traffic Noise Analysis and Abatement Policy and Guidance," Washington, D.C., June 1995. (<http://www.fhwa.dot.gov/>)

POPULATION & HOUSING

Housing and Community Development Act of 1974, 42 USC 5309, Title 42--The Public Health And Welfare, Chapter 69--Community Development, United States Congress, August 22, 1974. (www4.law.cornell.edu)

National Housing Act (Cranston-Gonzales), Title 12, Ch. 13. (www4.law.cornell.edu)

San Diego Association of Governments Population and Housing Estimates, November 2000. (www.sandag.org)

US Census Bureau, Census 2000. (<http://www.census.gov/>)

RECREATION

County of San Diego Code of Regulatory Ordinances, Title 8, Division 10, Chapter PLDO, §810.101 et seq. Park Lands Dedication Ordinance. (www.amlegal.com)

TRANSPORTATION/TRAFFIC

California Aeronautics Act, Public Utilities Code, Section 21001 et seq. (www.leginfo.ca.gov)

California Department of Transportation, Division of Aeronautics, California Airport Land Use Planning

Handbook, January 2002.

California Department of Transportation, Environmental Program Environmental Engineering – Noise, Air Quality, and Hazardous Waste Management Office. "Traffic Noise Analysis Protocol for New Highway Construction and Reconstruction Projects," October 1998. (www.dot.ca.gov)

California Public Utilities Code, SDCRAA. Public Utilities Code, Division 17, Sections 170000-170084. (www.leginfo.ca.gov)

California Street and Highways Code. California Street and Highways Code, Section 260-283. (www.leginfo.ca.gov)

County of San Diego, Alternative Fee Schedules with Pass-By Trips Addendum to Transportation Impact Fee Reports, March 2005. (<http://www.sdcounty.ca.gov/dpw/land/pdf/TransImpactFee/attach.pdf>)

County of San Diego Transportation Impact Fee Report. January 2005. (<http://www.sdcounty.ca.gov/dpw/permits-forms/manuals.html>)

Fallbrook & Ramona Transportation Impact Fee Report, County of San Diego, January 2005. (<http://www.sdcounty.ca.gov/dpw/permits-forms/manuals.html>)

Office of Planning, Federal Transit Administration, Transit Noise and Vibration Impact Assessment, Final Report, April 1995.

San Diego Association of Governments, 2020 Regional Transportation Plan. Prepared by the San Diego Association of Governments. (www.sandag.org)

San Diego Association of Governments, Comprehensive Land Use Plan for Borrego Valley Airport (1986), Brown Field (1995), Fallbrook Community Airpark (1991), Gillespie Field (1989), McClellan-Palomar Airport (1994). (www.sandag.org)

US Code of Federal Regulations, Federal Aviation Regulations (FAR), Objects Affecting Navigable Airspace, Title 14, Chapter 1, Part 77. (www.gpoaccess.gov)

UTILITIES & SERVICE SYSTEMS

California Code of Regulations (CCR), Title 14. Natural Resources Division, CIWMB Division 7; and Title 27, Environmental Protection Division 2, Solid Waste. (ccr.oal.ca.gov)

California Integrated Waste Management Act. Public Resources Code, Division 30, Waste Management, Sections 40000-41956. (www.leginfo.ca.gov)

County of San Diego, Board of Supervisors Policy I-78: Small Wastewater. (www.sdcounty.ca.gov)

Unified San Diego County Emergency Services Organization Annex T Emergency Water Contingencies, October 1992. (www.co.san-diego.ca.us)

United States Department of Agriculture, Natural Resource Conservation Service LESA System.

United States Department of Agriculture, Soil Survey for the San Diego Area, California. 1973.

US Census Bureau, Census 2000.

US Code of Federal Regulations, Federal Aviation
Regulations (FAR), Objects Affecting Navigable Airspace,
Title 14, Chapter 1, Part 77.

US Department of the Interior, Bureau of Land Management
(BLM) modified Visual Management System.

US Department of Transportation, Federal Highway
Administration (FHWA) Visual Impact Assessment for
Highway Projects.

REVIEW FOR APPLICABILITY OF/COMPLIANCE WITH ORDINANCES/POLICIES

FOR PURPOSES OF CONSIDERATION OF
Donahue Drive TM 5518RPL¹ / ER 06-14-046

February 21, 2008

I. HABITAT LOSS PERMIT ORDINANCE – Does the proposed project conform to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings?

YES
☐

NO
☐

NOT APPLICABLE/EXEMPT
☒

Discussion: The proposed project and any off-site improvements are located within the boundaries of the Multiple Species Conservation Program. Therefore, conformance to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings is not required.

II. MSCP/BMO - Does the proposed project conform to the Multiple Species Conservation Program and Biological Mitigation Ordinance?

YES
☒

NO
☐

NOT APPLICABLE/EXEMPT
☐

Discussion: The proposed project and any off-site improvements related to the proposed project are within the boundaries of the Multiple Species Conservation Program. The project conforms with the Multiple Species Conservation Program and the Biological Mitigation Ordinance as discussed in the MSCP Findings dated February 1, 2008.

III. GROUNDWATER ORDINANCE - Does the project comply with the requirements of the San Diego County Groundwater Ordinance?

YES
☐

NO
☐

NOT APPLICABLE/EXEMPT
☒

Discussion: The project will obtain its water supply from the Otay Water District. The project will not use any groundwater for any purpose, including irrigation or domestic supply.

IV. RESOURCE PROTECTION ORDINANCE - Does the project comply with:

The wetland and wetland buffer regulations
(Article IV, Sections 1 & 2) of the Resource
Protection Ordinance?

YES
☒

NO
☐

NOT APPLICABLE/EXEMPT
☐

The Floodways and Floodplain Fringe section

YES

NO

NOT APPLICABLE/EXEMPT

(Article IV, Section 3) of the Resource Protection Ordinance?

☐☐☒

The Steep Slope section (Article IV, Section 5)?

YES

NO

NOT APPLICABLE/EXEMPT

☒☐☐

The Sensitive Habitat Lands section (Article IV, Section 6) of the Resource Protection Ordinance?

YES

NO

NOT APPLICABLE/EXEMPT

☒☐☐

The Significant Prehistoric and Historic Sites section (Article IV, Section 7) of the Resource Protection Ordinance?

YES

NO

NOT APPLICABLE/EXEMPT

☒☐☐

Discussion:

Wetland and Wetland Buffers: The site contains no wetland habitats as defined by the San Diego County Resource Protection Ordinance. The site does not have a substratum of predominately undrained hydric soils, the land does not support, even periodically, hydric plants, nor does the site have a substratum that is non-soil and is saturated with water or covered by water at some time during the growing season of each year. The project is in conformance with the RPO.

Floodways and Floodplain Fringe: The project is not located near any floodway or floodplain fringe area as defined in the resource protection ordinance, nor is it near a watercourse plotted on any official County floodway or floodplain map. The project is in conformance with the RPO.

Steep Slopes:

The average slope for the property is less than 15 percent gradient. Slopes with a gradient of 25 percent or greater and 50 feet or higher in vertical height are required to be placed in open space easements by the San Diego County Resource Protection Ordinance (RPO). There are no steep slopes on the property. The project is in conformance with the RPO.

Sensitive Habitats:

No sensitive habitat lands were identified on the site as determined on a site visit conducted by Valerie Walsh on August 1, 2007. Therefore, it has been found that the proposed project complies with Article IV, Item 6 of the Resource Protection Ordinance. The project is in conformance with the RPO.

Significant Prehistoric and Historic Sites: Based on an analysis of County of San Diego archaeology resource files, archaeological records, maps, and aerial photographs by County of San Diego staff archaeologist, County of San Diego staff archaeologist, Gail Wright on December 28, 2006, it has been determined that the project site does not contain any archaeological or historic resources. The project is in conformance with the RPO.

V. STORMWATER ORDINANCE (WPO) - Does the project comply with the County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance (WPO)?

YES

☒

NO

☐

NOT APPLICABLE

☐

Discussion: The project Storm Water Management Plan received December 21, 2007 was reviewed for this project and is in compliance with the WPO.

VI. NOISE ORDINANCE – Does the project comply with the County of San Diego Noise Element of the General Plan and the County of San Diego Noise Ordinance?

YES

☒

NO

☐

NOT APPLICABLE

☐

Discussion:

Even though the proposal could expose people to potentially significant noise levels (i.e., in excess of the County General Plan or Noise Ordinance), the following noise mitigation measures are proposed to reduce the noise impacts to applicable limits:

Based on a Noise Analysis prepared by Eilar Associates and received on August 31, 2007, future traffic noise levels at the center of the proposed residential pads will range from 54.6 dBA CNEL at Lot 2 and 61.6 dBA CNEL at Lot 5. Mitigation is required and can be achieved by construction of a combination of a 2 foot high and 2½ foot high sound attenuation barrier along the northern perimeter and a portion of the eastern perimeter of Lot 6. Implementation of the recommended sound attenuation barrier will reduce these noise impacts to a maximum of 59.7 dBA CNEL. Please refer to Section 5.1 and Figure 8 for the detailed results of the noise calculations and the location of the recommended sound barrier mitigation. Additionally, the location of the future traffic 60 dBA CNEL contour line includes portions of Lot 3, and the entire area of Lots 4, 5, 6 and 7. Staff recommends a Noise Protection Easement over a portion of Lot 3 and the entire area of Lots 4, 5, 6, 7. Therefore, implementation of the recommended 2 to 2.5 foot high sound barrier mitigation and dedication of a Noise Protection Easement will ensure the project will not expose people to potentially significant noise levels that exceed the allowable limits of the County of San Diego General Plan, Noise Element and will not exceed County Noise Standards.

**LIST OF PERSONS, ORGANIZATIONS, AND PUBLIC AGENCIES
THAT COMMENTED ON THE DRAFT NEGATIVE DECLARATION
Donahue Drive, TM 5518, ER 06-14-046**

A draft version of the Negative Declaration was circulated for public review from March 20, 2008 to April 18, 2008. The following is a listing of the names and addresses of persons, organizations, and public agencies that commented during this public review period.

NAME

ADDRESS

FEDERAL AGENCIES

STATE AGENCIES

Native American Heritage Commission

915 Capitol Mall, Room 364,
Sacramento, CA 95814

COUNTY, CITY, AND OTHER LOCAL AGENCIES

Sweetwater Authority

Post Office Box 2328
Chula Vista, CA 91912-2328

ORGANIZATIONS

INDIVIDUALS



COUNTY OF SAN DIEGO • DEPARTMENT OF PLANNING AND LAND USE

TO: File
FROM: Rich Quasarano, Project Manager
SUBJECT: Donahue Drive, TM 5518 RPL¹, ER 06-14-046
DATE: April 28, 2008

The following are staff's responses to comments received during the public review period for the draft Mitigated Negative Declaration dated March 20, 2008. The draft Mitigated Negative Declaration was circulated for public review from March 20, 2008 through April 18, 2008. Comments were not received that require changes to the Mitigated Negative Declaration.

Response to comments received from the Native American Heritage Commission

A-1 Comment: Contact the appropriate California Historic Resources Information Center. The record search will determine:

- If a part of the entire (APE) has been previously surveyed for cultural resources.
- If any known cultural resources have already been recorded in or adjacent to the APE.
- If the probability is low, moderate, or high that cultural resources are located in the APE.
- If a survey is required to determine whether previously unrecorded cultural resources are present.

Response: The County acknowledges and appreciates this comment. A records search using the California Historic Resources Inventory System (CHRIS) that is provided to the County of San Diego (County) by the South Coastal Information Center (SCIC) was conducted. A total of 36 studies have been conducted within one mile of the project, including three that included the subject parcel: RECON 1974 and 1988, and Wright 2006 (current project). No previously recorded resources were identified in the Area of Potential Effect (APE). However, 17 sites were recorded within a 1-mile perimeter of the project site. A survey by staff archaeologist Gail Wright was conducted on December 28, 2006. No resources were identified.

A-2 Comment: If an archaeological inventory is required, the final stage is the reparation of a professional report detailing the findings and recommendations of the records search and field survey.

- The final report containing site forms, site significance, and mitigation measures (sic) should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure.
- The final written report should be submitted within 3 months after work has been completed to the appropriate regional Information Center.

Response: The County acknowledges and appreciates this comment. The final draft of the report has been prepared by the Planning Department for the County of San Diego. A copy of the study was forwarded to the SCIC on December 28, 2006. A Confidential Appendix was not required because the records search was conducted electronically; therefore paper records were not created identifying site locations (optional). No human remains or funerary objects were identified during the survey.

A-3 Comment: Contact the Native American Heritage Commission (NAHC) for:

- A Sacred Lands File (SLF) search for the project area and information on tribal contacts in the project vicinity who may have additional cultural resource information. Please provide this office with the following citation format to assist with the Sacred Lands File Search request: USGS 7.5-minute quadrangle citation with name, township, range and section.
- The NAHC advises the use of Native American Monitors to ensure proper identification and care given cultural resources that may be discovered. The NAHC recommends that contact be made with Native American Contacts on the attached list to get their input on potential project impact, particularly the contacts on the list.

Response: The County acknowledges and appreciates this comment. A Sacred Lands check was conducted on December 4, 2006. The NAHC provided staff with a list of Native American organizations/individuals on December 8, 2006. Staff contacted the listed organizations/individuals on January 5, 2007. No response was received.

A-4 Comment: Lack of surface evidence of archaeological resources does not preclude their subsurface existence.

- Lead agencies should include in their mitigation plan provisions for the identification and evaluation of accidentally discovered archaeological resources, per California Environmental Quality Act (CEQA) §15064.5 (f). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, should monitor all ground-disturbing activities.
- Lead agencies should include in their mitigation plan provisions for the disposition of recovered artifacts, in consultation with culturally affiliated Native Americans.

Response: The County acknowledges and appreciates this comment. The project proposes to subdivide a 4.1-acre parcel into seven residential lots, one of which has already been completed. The area of proposed development is disturbed and already developed with a single-family residence and house pad. Ground visibility was good; no native vegetation or other indicators of potential subsurface deposits were noted. In addition, the parcel was surveyed twice previously with negative results. No response was received from the listed organizations/individuals provided by the NAHC recommending grading monitoring. Therefore, a grading monitoring program is not required. The project must comply with the San Diego County Grading, Clearing and Watercourse Ordinance (§87.101-87.804), CEQA §15064.5(d), and §7050.5 of the Health & Safety Code. In addition, Section 87.429 of the Grading, Clearance and Watercourse Ordinance requires the suspension of grading operations when human remains or Native American artifacts are encountered.

A-5 Comment: Lead agencies should include provisions for discovery of Native American human remains or unmarked cemeteries in their mitigation plans.

- CEQA Guidelines, Section 15064.5(d) requires the lead agency to work with the Native American identified by this Commission if the Initial Study identifies the presence or likely presence of Native American human remains within the APE. CEQA Guidelines provide for agreements with Native American, identified by the NAHC, to assure the appropriate and dignified treatment of Native American human remains and any associated grave liens.

Response: The County acknowledges and appreciates this comment. No human remains are present or likely to be present. See response A-4 above.

A-6 Comment: Health and Safety Code §7050.5, Public Resources Code §5097.98 and Sec. §15064.5 (d) of the CEQA guidelines mandate procedures to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery.

Response: The County acknowledges and appreciates this comment. All projects are required to conform to §7050.5 of the Health & Safety Code and §15064.5(d) of CEQA. No human remains are present or likely to be present. See response A-4 above.

A-7 Comment: Lead agencies should consider avoidance, as defined in § 15370 of the CEQA Guidelines, when significant cultural resources are discovered during the course of project planning. (sic)

Response: The County acknowledges and appreciates this comment. No cultural resources are present within the project area.

Response to comments received from Rick Alexander, Sweetwater Authority:

- B-1 The County of San Diego acknowledges and appreciates this letter. However, the issues raised are not at variance with the existing content of the draft Negative Declaration. Therefore, no formal response to this comment is required.

STATE OF CALIFORNIA

Arnold Schwarzenegger, Governor

NATIVE AMERICAN HERITAGE COMMISSION

915 CAPITOL MALL, ROOM 364
SACRAMENTO, CA 95814
(916) 653-6251
Fax (916) 657-5390
Web Site www.nahc.ca.gov
e-mail: de_nahc@pacbell.net



April 2, 2008

RECEIVED
APR 07 2008

DPLU - PPCC

Re: Camille Passion, Planner

SAN DIEGO COUNTY DEPARTMENT OF PLANNING AND LAND USE

5201 Ruffin Road, Suite B
San Diego, CA 92123-1666

Re: SCH#2008031100: CEQA Notice of Completion: proposed Mitigated Negative Declaration for Donahue Drive Major Subdivision (7 Lots): Project No. TM 5518RPL: located in the Valle de Oro Community Planning Area: San Diego County, California

Dear Ms. Passion:

The Native American Heritage Commission is the state agency designated to protect California's Native American Cultural Resources. The California Environmental Quality Act (CEQA) requires that any project that causes a substantial adverse change in the significance of an historical resource, that includes archaeological resources, is a 'significant effect' requiring the preparation of an Environmental Impact Report (EIR) per the California Code of Regulations §15064.5(b)(c) (CEQA guidelines). Section 15382 of the 2007 CEQA Guidelines defines a significant impact on the environment as "a substantial, or potentially substantial, adverse change in any of physical conditions within an area affected by the proposed project, including ... objects of historic or aesthetic significance." In order to comply with this provision, the lead agency is required to assess whether the project will have an adverse impact on these resources within the 'area of potential effect (APE)', and if so, to mitigate that effect. To adequately assess the project-related impacts on historical resources, the Commission recommends the following action:

- ✓ Contact the appropriate California Historic Resources Information Center (CHRIS) for possible 'recorded sites' in locations where the development will or might occur. Contact information for the Information Center nearest you is available from the State Office of Historic Preservation (916/653-7278) <http://www.ohp.parks.ca.gov>. The record search will determine:
 - If a part or the entire APE has been previously surveyed for cultural resources.
 - If any known cultural resources have already been recorded in or adjacent to the APE.
 - If the probability is low, moderate, or high that cultural resources are located in the APE.
 - If a survey is required to determine whether previously unrecorded cultural resources are present.
- ✓ If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure.
 - The final written report should be submitted within 3 months after work has been completed to the appropriate regional archaeological information center.
- ✓ Contact the Native American Heritage Commission (NAHC) for:
 - A Sacred Lands File (SLF) search of the project area and information on tribal contacts in the project vicinity that may have additional cultural resource information. Please provide this office with the following citation format to assist with the Sacred Lands File search request: USGS 7.5-minute quadrangle citation with name, township, range and section.
 - The NAHC advises the use of Native American Monitors to ensure proper identification and care given cultural resources that may be discovered. The NAHC recommends that contact be made with Native American Contacts on the attached list to get their input on potential project impact (APE). In some cases, the existence of a Native American cultural resources may be known only to a local tribe(s).
- ✓ Lack of surface evidence of archaeological resources does not preclude their subsurface existence.
 - Lead agencies should include in their mitigation plan provisions for the identification and evaluation of accidentally discovered archaeological resources, per California Environmental Quality Act (CEQA) §15064.5 (f). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, should monitor all ground-disturbing activities.
 - A culturally-affiliated Native American tribe may be the only source of information about a Sacred Site/Native American cultural resource.
 - Lead agencies should include in their mitigation plan provisions for the disposition of recovered artifacts, in consultation with culturally affiliated Native Americans.

A-5 ✓ Lead agencies should include provisions for discovery of Native American human remains or unmarked cemeteries in their mitigation plans.

* CEQA Guidelines, Section 15064.5(d) requires the lead agency to work with the Native Americans identified by this Commission if the initial Study identifies the presence or likely presence of Native American human remains within the APE. CEQA Guidelines provide for agreements with Native American, identified by the NAHC, to assure the appropriate and dignified treatment of Native American human remains and any associated grave liens.


A-6 ✓ Health and Safety Code §7050.5, Public Resources Code §5097.98 and Sec. §15064.5 (d) of the California Code of Regulations (CEQA Guidelines) mandate procedures to be followed, including that construction or excavation be stopped in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery until the county coroner or medical examiner can determine whether the remains are those of a Native American. .

Note that §7052 of the Health & Safety Code states that disturbance of Native American cemeteries is a felony.

A-7 ✓ Lead agencies should consider avoidance, as defined in §15370 of the California Code of Regulations (CEQA Guidelines), when significant cultural resources are discovered during the course of project planning and implementation

Please feel free to contact me at (916) 653-6251 if you have any questions.

Sincerely,



Dave Singleton
Program Analyst

Attachment: List of Native American Contacts

Cc: State Clearinghouse

1 - 105
Native American Contacts
San Diego County
April 2, 2008

Barona Group of the Capitan Grande
Rhonda Welch-Scalco, Chairperson
1095 Barona Road Diegueno
Lakeside , CA 92040
sue@barona-nsn.gov
(619) 443-6612
619-443-0681

Sycuan Band of the Kumeyaay Nation
Danny Tucker, Chairperson
5459 Sycuan Road Diegueno/Kumeyaay
El Cajon , CA 92021
ssilva@sycuan-nsn.gov
619 445-2613
619 445-1927 Fax

La Posta Band of Mission Indians
Gwendolyn Parada, Chairperson
PO Box 1120 Diegueno
Boulevard , CA 91905
(619) 478-2113
619-478-2125

Viejas Band of Mission Indians
Bobby L. Barrett, Chairperson
PO Box 908 Diegueno/Kumeyaay
Alpine , CA 91903
daguiar@viejas-nsn.gov
(619) 445-3810
(619) 445-5337 Fax

San Pasqual Band of Mission Indians
Allen E. Lawson, Chairperson
PO Box 365 Diegueno
Valley Center , CA 92082
(760) 749-3200
(760) 749-3876 Fax

Kumeyaay Cultural Historic Committee
Ron Christman
56 Viejas Grade Road Diegueno/Kumeyaay
Alpine , CA 92001
(619) 445-0385

Santa Ysabel Band of Diegueno Indians
Johnny Hernandez, Spokesman
PO Box 130 Diegueno
Santa Ysabel , CA 92070
brandietaylor@yahoo.com
(760) 765-0845
(760) 765-0320 Fax

Jamul Indian Village
William Mesa, Chairperson
P.O. Box 612 Diegueno/Kumeyaay
Jamul , CA 91935
jamulrez@sctdv.net
(619) 669-4785
(619) 669-48178 - Fax

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native American with regard to cultural resources for the proposed, SCH#2008031100; CEQA Notice of Completion; proposed Mitigated Negative Declaration for Donahue Drive Major Subdivision (7 Lots); Project No. TM 551RPL; located in the Valle de Oro Community Planning Area; San Diego County, California.

1 - 106
Native American Contacts
San Diego County
- April 2, 2008

Mesa Grande Band of Mission Indians
Mark Romero, Chairperson
P.O. Box 270 Diegueno
Santa Ysabel , CA 92070
mesagrandeband@msn.com
(760) 782-3818
(760) 782-9092 Fax

Kumeyaay Cultural Repatriation Committee
Steve Banegas, Spokesperson
1095 Barona Road Diegueno/Kumeyaay
Lakeside , CA 92040
(619) 742-5587
(619) 443-0681 FAX

Kumeyaay Cultural Heritage Preservation
Paul Cuero
36190 Church Road, Suite 5 Diegueno/ Kumeyaay
Campo , CA 91906
chairman@campo-nsn.gov
(619) 478-9046
(619) 478-9505
(619) 478-5818 Fax

Clint Linton
P.O. Box 507 Diegueno/Kumeyaay
Santa Ysabel , CA 92070
(760) 803-5694
cjlinton73@aol.com

Kwaaymii Laguna Band of Mission Indians
Carmen Lucas
P.O. Box 775 Diegueno -
Pine Valley , CA 91962
(619) 709-4207

Inaja Band of Mission Indians
Rebecca Osuna, Spokesperson
309 S. Maple Street Diegueno
Escondido , CA 92025
(760) 737-7628
(760) 747-8568 Fax

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native American with regard to cultural resources for the proposed, SCH#2008031100; CEQA Notice of Completion; proposed Mitigated Negative Declaration for Donahue Drive Major Subdivision (7 Lots); Project No. TM 551RPL; located in the Valle de Oro Community Planning Area; San Diego County, California.



1-107
SWEETWATER AUTHORITY
505 GARRETT AVENUE
POST OFFICE BOX 2328
CHULA VISTA, CALIFORNIA 91912-2328
(619) 420-1413
FAX (619) 425-7469
<http://www.sweetwater.org>

GOVERNING BOARD
R. MITCHEL BEAUCHAMP, CHAIR
JAMES C. ALKIRE, VICE CHAIR
JAMES "JIM" DOUD
RON MORRISON
W.D. "BUD" POCKLINGTON
TERRY THOMAS
MARGARET COOK WELSH

March 31, 2008

DENNIS A. BOSTAD
GENERAL MANAGER

MARK N. ROGERS
OPERATIONS MANAGER

Ms. Camille Passon
County of San Diego
Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, CA 92123-1666

Subject: NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION
T.M. 5518 RPL 1, DONAHUE DRIVE MAJOR SUBDIVISION
SWEETWATER RESERVOIR WATERSHED PROTECTION

Dear Ms. Passon:

B-1
Sweetwater Authority has reviewed the Draft Mitigated Negative Declaration, Initial Study, Drainage Study, and Stormwater Management Plan for the proposed Donahue Dr. Major Subdivision. The project site is located entirely within the drainage basin of Sweetwater Reservoir.

The Draft Mitigated Negative Declaration for TM 5518 RPL 1 includes mitigation measures B.6.a.(1-3), as requested by Sweetwater Authority. Thank you for addressing our concerns and recognizing the importance of maintaining the Sweetwater Reservoir watershed as a source of drinking water supply.

We have no additional comments regarding the draft environmental document for this project. ***Please continue to include Sweetwater Authority on the County's distribution list for the Donahue Drive Major Subdivision.*** If you have any questions, please contact Jane Davies at (619) 409-6816.

Sincerely,

SWEETWATER AUTHORITY

Rick Alexander
Director of Environmental and Governmental Services

pc: Mr. Tim Taylor, County of San Diego, Department of Planning and Land Use
Mr. Jack Phillips, Valle De Oro Community Planning Group

h:\jdavies\word\env\sweetwater\tm 5518 rpl 1 response to Mit Neg Dec, 03272008

RECEIVED
APR 03 2008
DPLU - PPCC

*A Public Water Agency
Serving National City, Chula Vista and Surrounding Areas*



ARNOLD SCHWARZENEGGER
GOVERNOR

1 - 108

STATE OF CALIFORNIA
GOVERNOR'S OFFICE *of* PLANNING AND RESEARCH
STATE CLEARINGHOUSE AND PLANNING UNIT



CYNTHIA BRYANT
DIRECTOR

April 22, 2008

Camille Passon
San Diego County Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, CA 92123-1666

Subject: Donahue Drive; TM 5518RPL^1, Log No. 06-14-046
SCH#: 2008031100

Dear Camille Passon:

The State Clearinghouse submitted the above named Mitigated Negative Declaration to selected state agencies for review. On the enclosed Document Details Report please note that the Clearinghouse has listed the state agencies that reviewed your document. The review period closed on April 21, 2008, and the comments from the responding agency (ies) is (are) enclosed. If this comment package is not in order, please notify the State Clearinghouse immediately. Please refer to the project's ten-digit State Clearinghouse number in future correspondence so that we may respond promptly.

Please note that Section 21104(c) of the California Public Resources Code states that:

"A responsible or other public agency shall only make substantive comments regarding those activities involved in a project which are within an area of expertise of the agency or which are required to be carried out or approved by the agency. Those comments shall be supported by specific documentation."

These comments are forwarded for use in preparing your final environmental document. Should you need more information or clarification of the enclosed comments, we recommend that you contact the commenting agency directly.

This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act. Please contact the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process.

Sincerely,

Terry Roberts
Director, State Clearinghouse

Enclosures
cc: Resources Agency

RECEIVED
APR 24 2008
DPLU - PPCC

Document Details Report
1-109
State Clearinghouse Data Base

SCH# 2008031100
Project Title Donahue Drive; TM 5518RPL^1, Log No. 06-14-046
Lead Agency San Diego County Department of Planning and Land Use

Type MN Mitigated Negative Declaration
Description D
The project includes a Tentative Map to subdivide 4.13 acres into seven lots for residential development. The project will be served by the Otay Municipal Water District for water and sewer service and the San Miguel Fire Protection District for fire service. The site contains one single-family residence, which will remain. Access will be provided by a public road connecting to Donahue Drive. Earthwork consists of approximately 12,700 cubic yards of cut and 6,300 cubic yards of fill.

Lead Agency Contact

Name Camille Passon
Agency San Diego County Department of Planning and Land Use
Phone (858) 694-2982 **Fax**
email
Address 5201 Ruffin Road, Suite B
City San Diego **State** CA **Zip** 92123-1666

Project Location

County San Diego
City
Region
Cross Streets South of the intersection of Hillsdale Road and Donahue Drive
Parcel No. 517-020-90, 91
Township 16S **Range** 1E **Section** 20 **Base** SBB&M

Proximity to:

Highways
Airports
Railways
Waterways
Schools Cajon Valley USD and Grossmont Union HSD
Land Use General Plan: (3) Residential
Zoning: RR 2 (Rural Residential)

Project Issues Noise; Traffic/Circulation

Reviewing Agencies Resources Agency; Regional Water Quality Control Board, Region 9; Department of Parks and Recreation; Native American Heritage Commission; Department of Fish and Game, Region 5; Department of Water Resources; California Highway Patrol; Caltrans, District 11

Date Received 03/21/2008 **Start of Review** 03/21/2008 **End of Review** 04/21/2008

**STATEMENT OF LOCATION AND CUSTODIAN OF DOCUMENTS
OR OTHER MATERIALS THAT CONSTITUTE A RECORD OF PROCEEDINGS**

April 30, 2008

Project Name: Donahue Drive Major Subdivision

Reference Case Numbers: TM 5518RPL¹, Log No. 06-14-046

The CEQA [Section 21081.6(a)(2)] requires that the lead agency (in this case the County of San Diego) specify the location and custodian of the documents or other material that constitute the record of proceedings upon which its decision is based. It is the purpose of this statement to satisfy this requirement.

Location of Documents and Other Materials That Constitute the Record of Proceedings:

County of San Diego, Department of Planning and Land Use
Project Processing Center
5201 Ruffin Road, Suite B
San Diego, California 92123

If this project was subject to a hearing by the County of San Diego Board of Supervisors the following is also a location of documents and other materials that constitute the record of proceedings:

County of San Diego, Clerk of the Board of Supervisors
1600 Pacific Highway, Room 402
San Diego, California 92101

Custodian:

County of San Diego, Department of Planning and Land Use
Project Processing Center
5201 Ruffin Road, Suite B
San Diego, California 92123

If this project was subject to a hearing by the County of San Diego Board of Supervisors the following is also a custodian of the record of proceedings:

County of San Diego, Clerk of the Board of Supervisors
1600 Pacific Highway, Room 402
San Diego, California 92101

Attachment D

Public Documentation

**VALLE DE ORO COMMUNITY PLANNING GROUP
P.O. BOX 3958
LA MESA, CA 91944-3958**

RECEIVED

JAN 16 2008

San Diego County
DEPT. OF PLANNING & LAND USE

January 15, 2008

**Mr. Tim Taylor, Project Planner
County of San Diego
Dept. of Planning & Land Use
5201 Ruffin Rd., Suite B
San Diego, CA 92123-1666**

SUBJECT: TM 5518 RPL2 (dtd 12/21/07); 7 dwelling units on 4.12 acres, Zone RR-2; NW corner of Donahue Drive and Hillsdale Road

Review of the replacement tentative map for the subject subdivision has found that it satisfies all of the conditions for approval detailed in our letter of November 8, 2006.

This Planning Group's position from our November 7, 2006 hearing is to recommend approval of TM 5518 RPL2.

Prepared by Don Fitchett, 619-588-6181

Submitted,



**Jack L. Phillips
Chairman, VDOCPG**

VALLE DE ORO COMMUNITY PLANNING GROUP

P.O. BOX 3958

LA MESA, CA 91944-3958

RECEIVED

NOV 27 2006

San Diego County
DEPT. OF PLANNING & LAND USE

MINUTES OF MEETING: November 07, 2006

LOCATION:

Otay Water District Headquarters
2554 Sweetwater Springs Blvd.

1. **CALL TO ORDER:** 7:00 P.M. J. L. PHILLIPS, presiding Chair.

Members present: Brownlee, Collier, Fitchett, Henderson, Hewicker, Hyatt, Manning, Mitrovich, Phillips, Ripperger, Schmidt
Not present: Chapman, Krueger, Millar, Reith

2. **FINALIZE AGENDA:** Agenda will be heard as published.

3. **OPEN FORUM:** None.

4. **LAND USE:**

- a. **TM5518:** 7-lot subdivision (6 dwelling units+road) on 4.12 acres located on west side of intersection at Donahue Drive and Hillsdale Road. Lots range in size from 0.50 to 0.55 acre. FITCHETT introduces the project. Invites applicant to explain it.

Kamil Salem (President-Broker, Simon and Richard Construction Co. Inc., 1530 Jamacha Rd., Suite "N", El Cajon, CA 92019) applicant representative: Details the project. Access road is now planned to be public. Project will consist of expensive custom homes. Moderate grading is proposed with no import or export of material. There will be some manufactured slopes.

Public Input:

Bill Rose (2083 Monaco Ct., E.C. 92019) concerned neighbor: Have seen only a sketchy grading plan and the proposed TM. Need a better grading plan in order to evaluate it. It appears that 2 lots will be elevated 7'-10', and will result in structures blocking views. No sidewalk has been proposed along Donahue Dr. Project needs street lights.
Patricia Wood (2082 Monaco Ct., E.C. 92019) concerned neighbor: There will be a 7' manufactured bank for lot #2, directly behind which I live. Has concerns over possible drainage problems the project could create, and points out others in the neighborhood do not take care of the drainage problems they have created.

Gary Buehrer (2142 Donahue Dr.) concerned neighbor: Has concerns over potential on-street parking, considering the large traffic flow already present in the neighborhood. Prefer no on-street parking.

Keith McKee (2091 Monaco Ct.) concerned neighbor: Need to stipulate adequate landscaping on the slopes to limit erosion.

Lindy D. Lindebekhe(?) (2099 Monaco Ct.) concerned neighbor: Lives directly behind Lot #1, whose manufactured slope may exceed 10'. We bought a view lot, and am concerned that the raised elevation of Lot #1 may block views. Needs clarification on this.

PHILLIPS responds to expressed concerns. Such slopes are normally owned by downslope residents.

K. Salem: Responds to concerns. Feels parking on each lot will be

Page 2. VDOCPG minutes. 11-07-06.

sufficient and on-street parking is unlikely to occur. Wishes to cover any slope concerns when the County responds to this application. PHILLIPS indicates slope concerns, and all other concerns, should be addressed at this time.

FITCHETT asks K. Salem about fencing of the project, who indicates if County requires it we will fence as required.

FITCHETT indicates fencing is necessary to prevent pedestrian short-cutting across the project.

Discussion among FITCHETT, PHILLIPS, K. Salem, and some of the public follows. FITCHETT moves to accept the project with specific conditions. Group discussion results in an amended motion as follows:

Recommend approval of TM 5518 with the following conditions:

1. The TM shall include a concrete sidewalk connecting to the existing sidewalks along both sides of Donahue Dr. and Hillsdale Road;
 2. The TM shall include a uniform subdivision fence along southern boundary of the subdivision at bottom of slope and along the west side of Donahue Dr. and Hillsdale Road;
 3. To reduce visual impacts to homes south of the subdivision, the grading plan shall be revised to lower the elevations of lots #1 & #2 such that the southwest corner of lot #1 is daylighted and the corner of the building pad facing Donahue Drive is further reduced in height.
- (Henderson seconds motion and accepts amendments) Discussion follows.

K. Salem prefers to continue the project, as his engineer is not here to evaluate the proposed changes to the grading plan. PHILLIPS indicates that delay is not advisable, as the County has already delayed this project too long. We need to vote on this today. Notes that grading changes will require export of excavated materials, which will result in truck hauling impacts on surrounding neighborhoods.

VOTE: 10-0-0 to approve Fitchett amended motion. (Schmidt absent)

- b. Log#2006-05: Annexation of residence at 10056 Fuerte Drive (0.4 acre) to Spring Valley Sanitation District due to reported failure of on-site septic system.

PHILLIPS explains septic system problem and proposed annexation.

Rex Jones (10056 Fuerte Dr., L.M 91941) applicant: Is a 5-yr. resident, and 3 yrs. ago we began to have septic percolation problems that have required pumping of effluent about every 2 months. Have attempted to solve problems by excavation. That has failed, and and we have applied to Lafco for sewer connection and annexation to Spring Valley Sanitation District.

PHILLIPS reviews the problem and past problems with septic systems in this area. Some time ago County had set aside tiny separate lots to be used for leach-field expansions. Some of these have still failed to solve problems of septic system failure. This appears to be a valid request. However, with sewer expansion these tiny lots of varied ownership could become available for development in a neighborhood with infrastructure that is totally inadequate for any increased density.

Page 3. VDOCPG minutes. 11-07-06.

Moves to approve this annexation request, conditioned on the preclusion of the use of any of the tiny vacant lots to induce future growth in this area. (Manning seconds) Discussion follows. This will be an emergency connection which Director of Lafco can allow. This may have already happened; and Lafco board will hear the annexation request at a later date. VDOCPG action here will not delay any of these decisions.

VOTE: 9-0-1 to approve Phillips motion. (Schmidt absent, Hewicker abstains)

5. UNFINISHED BUSINESS: None.

6. NEW BUSINESS: None.

7. CHAIRMAN'S REPORT:

Planning Commission unanimously supported recent VDOCPG vote not to allow a GPA for increased Mt. Helix density.

Otay Water District and San Miguel Fire District met recently to propose construction of a joint training facility on the Otay tank site behind the Skyline Church property. Offers a copy of the preliminary plan to anyone interested.

8. APPROVAL OF MINUTES: October 03, 2006. VOTE: 7-0-2 to approve minutes. (Mitrovich, Ripperger abstain)

9. ADJOURNMENT: 8:14 P.M.

Submitted by: G. Collier

Scribal proponent of viewshed freedom

Attachment E

Ownership Disclosure

1 - 117



COUNTY OF SAN DIEGO • DEPARTMENT OF PLANNING AND LAND USE

APPLICANT'S STATEMENT OF DISCLOSURE OF CERTAIN OWNERSHIP INTERESTS ON APPLICATION FOR LAND USE AMENDMENTS AND PERMITS PURSUANT TO ORDINANCE NO. 4544 (N.S.)

The ordinance requires that the following information must be disclosed at the time of filing of this discretionary permit.

A. List the names of all persons having an *interest* in the application.

HANNA MARIA LLC

List the names of all persons having any *ownership interest* in the property involved.

HANNA MARIA LLC

B. If any person identified pursuant to (A) above is a corporation or partnership, list the names of all individuals owning more than 10% of the shares in the corporation or owning any partnership interest in the partnership.

HANNA MARIA & SUHA MARIA

SAM SALEM & ANN SALEM

JAMIL MARIA & MAJIDA NASRAWI

COUNTY MECHANICAL, INC

THAMER SANDIHA

C. If any person identified pursuant to (A) above is a non-profit organization or a trust, list the names of any persons serving as director of the non-profit organization or as trustee or beneficiary or trustor of the trust.

NOTE: Section 1127 of The Zoning Ordinance defines Person as: "Any individual, firm, copartnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver syndicate, this and any other county, city and county, city, municipality, district or other political subdivision, or any other group or combination acting as a unit."

NOTE: Attach additional pages if necessary.

[Signature]
Signature of Applicant

10-4-06
Date

DPLU-305 (04/03)

5201 RUFFIN ROAD, SUITE B, SAN DIEGO, CA 92123-1666 • (619) 565-5951 • (619) 267-8770

**SDC DPLU RCVD 10-06-06
TM 5518**

Attachment F

Land Use Analysis

LAND USE ANALYSIS**I. Planning/Design Issues****A. General Plan****1. Regional Land Use Element**

The Regional Land Use Category for the subject property is 1.1 Current Urban Development Area (CUDA) in which near-term urban development should be directed. It includes commercial, industrial and residential uses and densities permitted by the applicable land use designations. The proposed subdivision is consistent with the general purpose of the CUDA regional category.

2. Community Plan

The project, as proposed, is consistent with the Valle de Oro Community Plan because it proposes residential uses in an area designated for residential use. In addition, the proposed density of 1.7 du/acre conforms to the maximum density of 2 du/acre permitted by the (3) Residential Land Use Designation. The Valle de Oro Community Plan has a land use goal to provide for gradual residential growth and encourage development only in areas where necessary public services and facilities are easily provided. The proposed subdivision is consistent with these goals.

B. Zoning**1. Density**

The zoning for the property is RR2 - Rural Residential, which permits a density of two dwelling units per one acre. The proposed subdivision has a density of 1.7 du/acre and it therefore complies with zoning.

2. Lot Size

The minimum lot size for the property is 0.5 acres. The proposed subdivision has lots ranging from 0.50 acres to 0.56 acres and it therefore complies with the minimum lot size criteria.

3. Other Development Regulations

The project complies with all other development regulations.

C. Subdivision Ordinance

1. Findings

The findings required to approve the map are set forth in the Resolution of Approval located in Attachment B of this report.

2. Design Standards

The project is consistent with all the design standards set forth in Section 81.401 of the Subdivision Ordinance.

3. Access

Access to six residential lots within the subdivision will be provided by a new public road connecting to Donahue Drive. An existing single-family residence will access Donahue Drive directly.

II. California Environmental Quality Act (CEQA) / Resource Protection Ordinance (RPO) Issues

A. CEQA

On the basis of the Initial Study, the Department of Planning and Land Use found that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions to the project have been made or agreed to by the project proponent which reduce the project impacts below the significance thresholds.

A Mitigated Negative Declaration has been prepared. Impacts considered Less Than Significant with Mitigation Incorporated are limited to the project's cumulative traffic impacts and noise. Traffic impacts will be mitigated through the payment of the Transportation Impact Fee. The potential noise impacts due to traffic noise along Hillsdale Road (a Circulation Element road) will be mitigated through the granting of a Noise Protection Easement on a portion of Lot 3 and the entire area of Lots 4, 5, 6 and 7. Additional mitigation includes a requirement for a sound barrier to be constructed along the northern property lines of Lots 4, 5 and 6, with a return along the eastern perimeter of Lot 6; and the requirement that an acoustical analysis be prepared prior to the issuance of building permits for residential uses within the Noise Protection Easement.

B. RPO

1. Slope: Slopes with a gradient of 25 percent or greater and 50 feet or higher in vertical height are required to be placed in open space easements by the San Diego County Resource Protection Ordinance (RPO). There are no steep slopes on the property. Therefore, the project is in conformance with the RPO steep slope requirements.
2. Floodplain: The project is not located in or near a floodway or floodplain.
3. Density: The General Plan Designation is (3) Residential. This General Plan Land Use Designation requires a maximum density of 2 du/gross acre, and the proposed density of 1.7 du/acre conforms to that requirement.

III. Other Issues

No other issues have been identified.